

*****ATTACHMENTS*****

PARCEL NO. 215122
MAP NO. 21403002
ZONING CLASSIFICATION: 3C

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 12/15/15

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: MATT CHAPPELL
ADDRESS: 648 N PLANKINTON AVE ^{SUITE 264} E-MAIL: MCHAPPELL@MIDAMERICAGRP.COM
MILW, WI 53203
PHONE: (414) 390-1416 FAX NO. (414) 273-4605

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: TAYLOR HEIGHTS
ADDRESS OF PROPERTY AFFECTED: ERIE AVE / S TAYLOR DR.
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: RETAIL SHOPPING CENTER

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: 2 NEW BANNER "FOR LEASE" (NON-ILLUMINATED) SIGNS ON PARAPETS OF BUILDING. OUR PLAN IS TO LEASE THE VACANCIES IMMEDIATELY (TIMING OF SIGNAGE COULD BE 3-9 MONTHS)

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____



Mid-America Real Estate-Wisconsin, LLC
MidAmericaGrp.com
t: 414.273.4600

648 N. Plankinton Avenue, Suite 264
Milwaukee, Wisconsin 53203
f: 414.273.4605

November 25, 2015

Steve Sokolowski
Manager of Planning and Zoning

Re: Property signs at Taylor Heights Shopping Center

Dear Mr. Sokolowski:

Mid-America Real Estate – WI, LLC has been retained as the exclusive leasing agent and manager for Taylor Heights Shopping Center. In order for us to attract new retailers and conduct business, we ask that you strongly consider our proposal for leasing signage on the property. This will help increase marketability, occupancy and overall long-term health of the shopping center. We have requested two signs on both parapets and one yard sign near Taylor and Erie streets. The banners will be made of vinyl and the yard sign will be made of a heavy weight coroplast. Our yard sign will be 4x6 and our banners will be 4x15. We hope to have these up for 3-9 months depending on retail/market conditions.

The sign should be permitted because there has been no visible leasing signage in the past and in result the center has slowly lost tenants with little to no replacement. Not only will the signs create more opportunity, but the addition of new ownership, management and leasing teams will result in quick responses and a prolific mix of tenants. The Mid-America leasing signs will help attract attention from retailers who are not in the center and will help with the economic viability of the entire corridor. Other tenants outside of the center (Festival Foods, Culvers, Kwik Trip, etc.) should benefit from these signs and an influx of new tenants. Without visible signage, retailers and small business owners may pass up opportunities, and the center will have a hard time recovering from its current vacancy levels. The erection of three signs on the property will help highlight available space to traffic on S Taylor Drive and drive attention to the center.

We ask that you kindly permit these signs so that we may aid to the health and long-term stability of Taylor Heights, S Taylor Drive and the City of Sheboygan. Thank you for your consideration in this matter.

Please do not hesitate to contact Dan Rosenfeld or me with any questions at 414-273-4600.

Sincerely,

MID-AMERICA REAL ESTATE – WISCONSIN, L.L.C.

C. Matt Chappell
Broker Associate

cc: Dan Rosenfeld, Principal

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: MATT CHAPPELL

ADDRESS: 648 N PLANKINTON AVE, SUITE 204, MILWAUKEE, WI 53203

E-MAIL ADDRESS: MCHAPPELL@MIDAMERICAGRP.COM

PHONE: (414) 390-1416 FAX NO: (414) 273-4605

2. OWNER INFORMATION

OWNER OF SITE: TIME EQUITIES, INC.

ADDRESS: 55 FIFTH AVE, NEW YORK, NY 1003

PHONE: (414) 273-4600 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

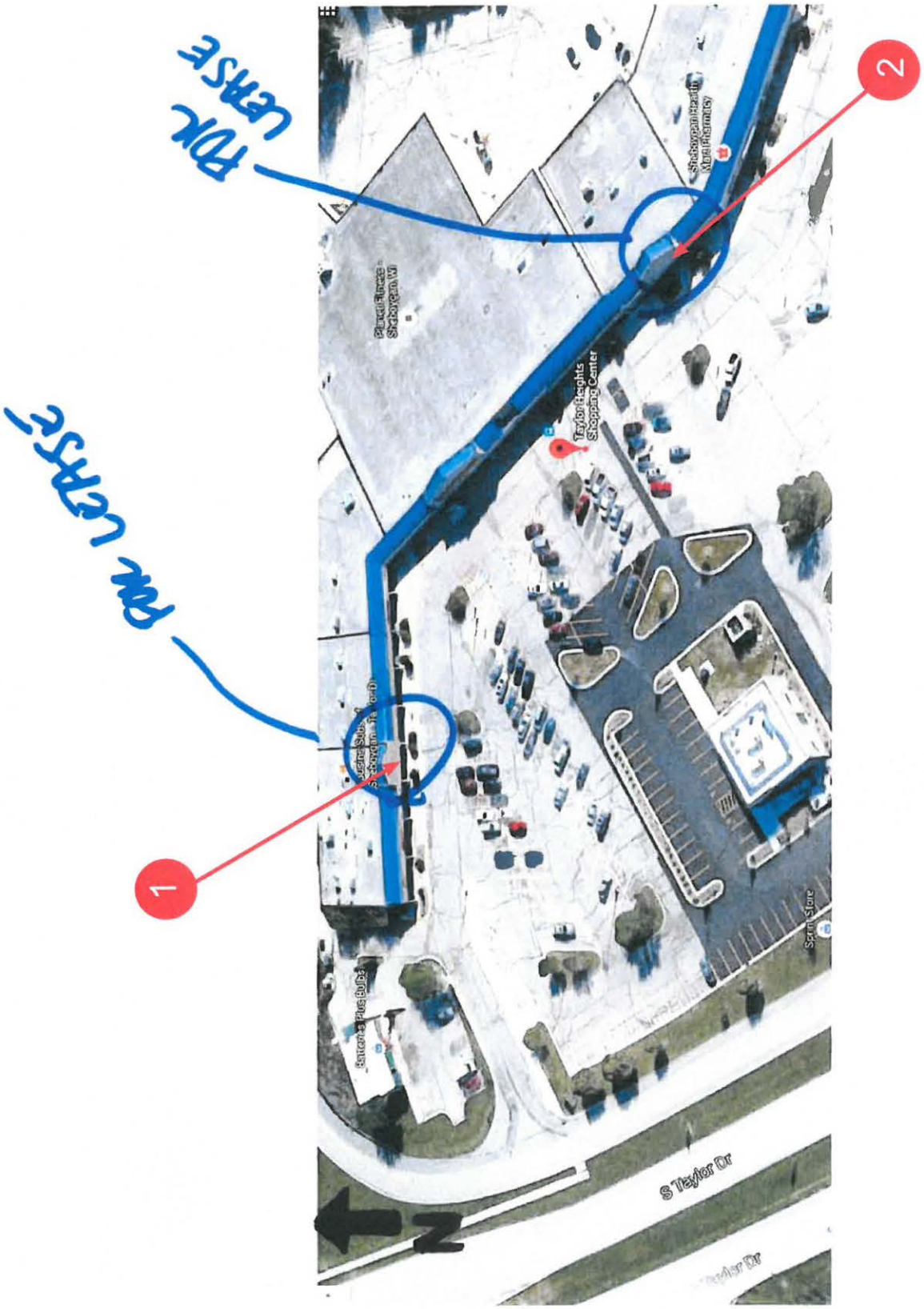
NAME OF PROPOSED/EXISTING BUSINESS: Taylor Heights

ADDRESS OF PROPERTY AFFECTED: 521-579 S. Taylor Dr.

USE OF PROPERTY: retail

TYPE OF SIGN: banner (2 - 4' x 15')

DESCRIPTION OF PROPOSED SIGN: vinyl banners
(Design Attached)



TAYLOR HEIGHTS, SHEBOYGAN

1

NAILS

NAILS
OPEN
803-8883
Professional Nails

MANI & PEDI \$35



MID-AMERICA[®]
REAL ESTATE WISCONSIN, LLC

FOR LEASE

414.273.4600

© 2014 MID-AMERICA REAL ESTATE WISCONSIN, LLC





OFFICE USE ONLY
PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

OFFICE USE ONLY
REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

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Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: C. MATT CHAPPELL
ADDRESS: 648 N PLANKINTON AVE, SUITE 264
E-MAIL ADDRESS: MCHAPPELL@MIDAMERICAGRP.COM
PHONE: (414) 273-4600 FAX NO: (414) 273-4605

2. OWNER INFORMATION

OWNER OF SITE: TIME EQUITIES, INC.
ADDRESS: 55 FIFTH AVE, 15TH FLOOR, NEW YORK, NY 10003
PHONE: () FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: FOR LEASE SIGN
ADDRESS OF PROPERTY AFFECTED: TAYLOR HEIGHTS SHOPPING CENTER
USE OF PROPERTY: RETAIL
TYPE OF SIGN: COROPLAST
DESCRIPTION OF PROPOSED SIGN: PLACED AT ENTRANCE
NEAR PIZZA HUT AND BATTERIES PLUS (4x6)

(1) 4'x6' Free Standing ground sign





MID-AMERICA[®]

Real Estate-Wisconsin, LLC

FOR LEASE

414.273.4600

A MEMBER OF CHAINLINKS
RETAIL ADVISORS

PARCEL NO. 608790 & 608780
MAP NO. 15-131-001 & 002
ZONING CLASSIFICATION: UT

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *pl*
Requirements Per Section 15.905
Revised May 2012

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*Grant Pauly
1711 N. 1st St
Sheboygan 53081*

1. APPLICANT INFORMATION

APPLICANT: Three Sheeps Brewing Company, LLC
ADDRESS: 1837 North Ave, Sheboygan, WI 53081 EMAIL: gpauly@3sheepsbrewing.com
PHONE: (920) 946-9715 FAX NO. (N/A)

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Three Sheeps Brewing Company, LLC
ADDRESS OF PROPERTY AFFECTED: 1837 North Avenue, Sheboygan WI 53081 *+ 1809 North Ave*
LEGAL DESCRIPTION: Malt Beverage Production Facility

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Manufacturing of Craft Beer for Distribution in WI, IL, and MN

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The same description, just on a much larger scale. Going from 6,000 barrel capacity to 80,000 barrel capacity. We will be producing 1,500 gallons per batch, versus our current 300. We will continue to package all product on our facility.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We request the ability to add a Class B Taproom to the facility.

3 Sheeps Brewing Co.

Proposal for Transition of Defunct Coca Cola Plant to Brewery & Taproom

November 24, 2015

We produce craft beer, currently distributing in Wisconsin, Illinois, and Minnesota. We are currently operating out of the old Wigwam Sock factory at 1327 Huron Ave, but that facility can no longer allow us to grow. Moving into the former Coca Cola Facility will allow us to grow for many years to come.

We selected this site because it is already well set up for a brewing operation. Due to Coca Colas previous operation, there is very little infrastructure work that needs to occur in order for us to be operational. This greatly reduces our costs and affords us the ability to put our money into larger equipment, which will allow us to continue to grow at a staggering pace.

With our current pace of growth, we anticipate adding eight jobs in the next two years, and 13 in the next three years. We currently have eight employees.

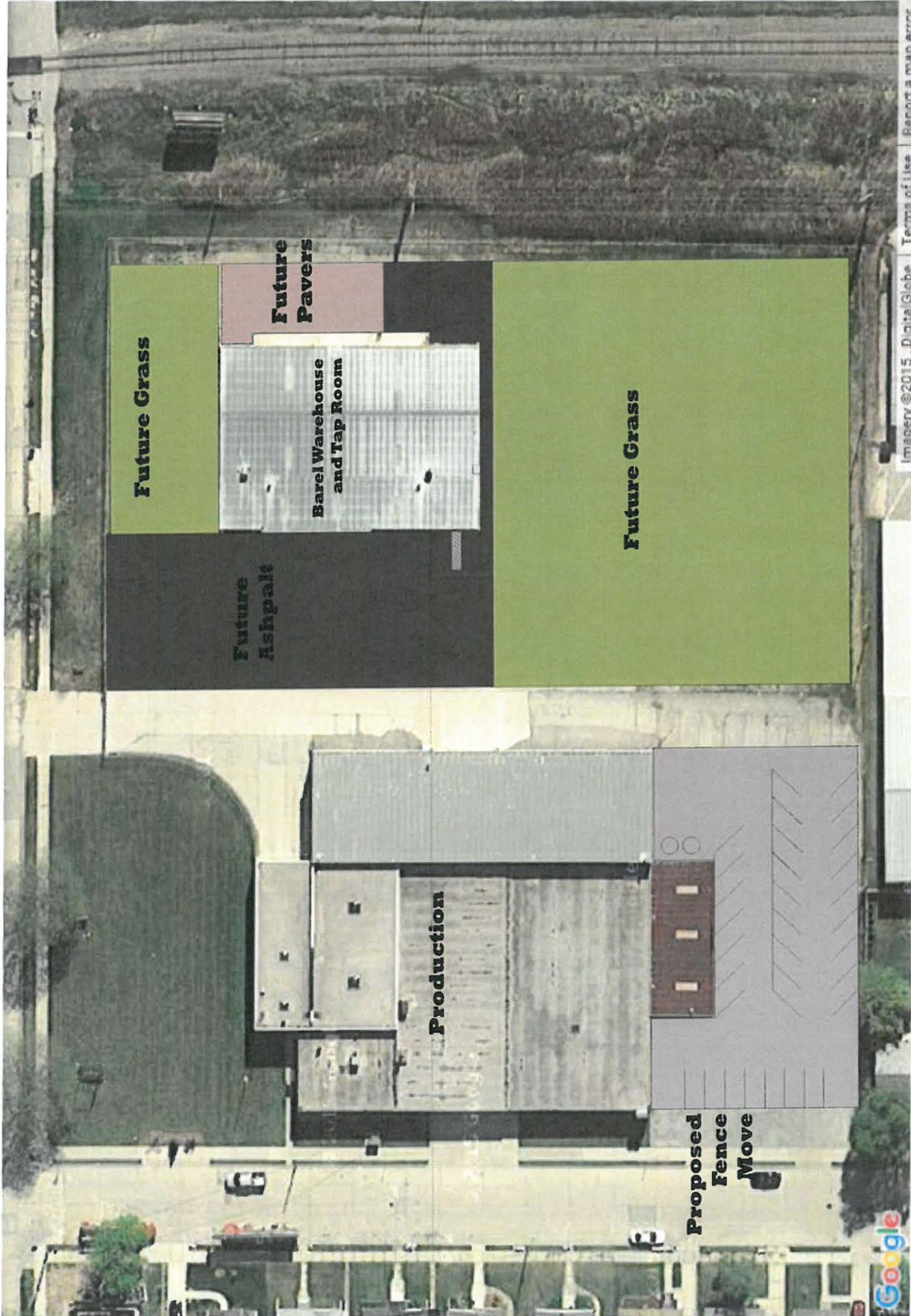
For a current idea of our spread throughout Wisconsin, Illinois, and Minnesota, please see our website locator: www.3sheepsbrewing.com/locate.

Proposed Business Activity

- **Building A (30,000 square feet)**
 - Will compose of our offices, brewhouse, packaging line, loading docks, and dry good storage.
 - Our production will exist inside of our warehouse, keeping noise to a minimum.
 - Loading and unloading of trucks will occur inside of our building as well.
 - Improvements
 - We will be adding a trench drain in the Fermentation Area and Brewing Area (Please see diagram)
- **Building B (10,000 square feet)**
 - Barrel Warehouse
 - Our barrel aging program will store our beer in wooden barrels in this facility
 - Taproom
 - In this room, we will also house our taproom. We will only serve beer for on premise and to go. Please see the diagram for the layout.
 - Before construction begins, and layouts will be approved by the City Inspector and all construction permits will be acquired.
 - Improvements
 - Bathrooms
 - We will be updating two bathrooms (One male, and one female)

- Exterior (3.4 Total Acres)
 - We will have two silos, standing 30' tall.
 - They will be kept clean and aesthetically pleasing
 - We will be permanently closing the southwest gate. Our goal is to minimize all traffic on 19th street. We will use the North Avenue entrance for all truck traffic and taproom patrons.
 - We would request a larger curb cut when North Avenue is redone in 2019.
 - We would like to use an area outdoors to the east of Building B for an outdoor beer garden. This area is 360 feet from 19th street and has both buildings blocking sound.
 - Lighting
 - We will not change any lighting on the 19th street site of the property
 - We would like to add more lighting between the two building and to the south of Building B, for safety at night for our taproom patrons
 - This lighting will not spill over onto the street, nor adjacent properties.
 - General Parking
 - Due to not being able to pour asphalt during the winter, we would ask for a contingency permit to leave the gravel portions of the yard until next year. Attached is a diagram of our future plans for the property. We would ask to be allowed to have until September of 2016 to complete the exterior ground projects and remove all gravel.
 - Silos
 - There will be two silos nestled into the southeast corner of Building A
 - Dumpsters
 - Will sit next to the silos. They will have tops on them. We throw away very little compostable materials, so they will not be a nuisance to the neighborhood as far as smell.
- Access
 - All vehicles will enter via North Avenue
 - We anticipate an average of one truck a day for the production operation
- Nuisance
 - We are making every attempt to ensure that there is minimal disturbance to our neighbors. Our production will take place inside and is not noisy to begin with, meaning that will be negligible. During the brewing process, we will have an exhaust stack on our brew kettle. We currently have a similar set up and have had zero complaints, with neighbors physically closer than would be at the new facility.
 - Should we be allowed to move the fence west, we would like to install a wooden fence to help dampen the noise between the parking lot and the neighbors on 19th Street.
 - This will be the wooden shadow box style of fence.
 - We will not store any products outside.
- Parking
 - Should we be allowed to move the fence west, we will be able to incorporate 50 parking spaces on the property.

- Hours
 - The production area will initially operate from 6am to 6pm. We anticipate this increasing, possibly to 24 hours as we grow.
 - The taproom we would like to have the ability to have open Tuesday through Sunday, 11am to Midnight.
- Licenses
 - We are allowed to produce beer via our TTB license
 - (Permit Number BR-WI-20000)
 - We are issued a state permit from the Department of Agriculture for Brewing Operations.
 - With this permit, we are allowed to have one on premise taproom
- Taproom Operations
 - The taproom will be managed by James Owen, part-owner 3 Sheeps Brewing
 - He will oversee the day-to-day operations, as well as employees of the taproom
 - The taproom will only serve beer produced in Wisconsin
 - We will work with local food trucks to come in and sell food to our patrons
- Future Plans
 - Should we get to the point that we need to expand further, the property affords us this ability. The proposed grassy area could be converted into another manufacturing facility, allowing to grow far more than we would ever anticipate needing. We hope to have this be our home for many, many years to come.
- Time Line
 - December 15th
 - Begin construction and installation in Production Building
 - Begin construction and installation in Barrel Warehouse & Taproom
 - January 30th, 2016
 - Open Tap Room
 - March 1st, 2016
 - Begin Production in Brewery
 - Before September 30th, 2016
 - Grass Installed in Areas Marked “Grass”
 - Asphalt Installed in Areas Marked “Asphalt”
 - Pavers Installed in Area Marked “Pavers”
 - This will be subject to submitting and receiving permission through the City of Sheboygan Architectural Review Board



Future Grass

Future Asphalt

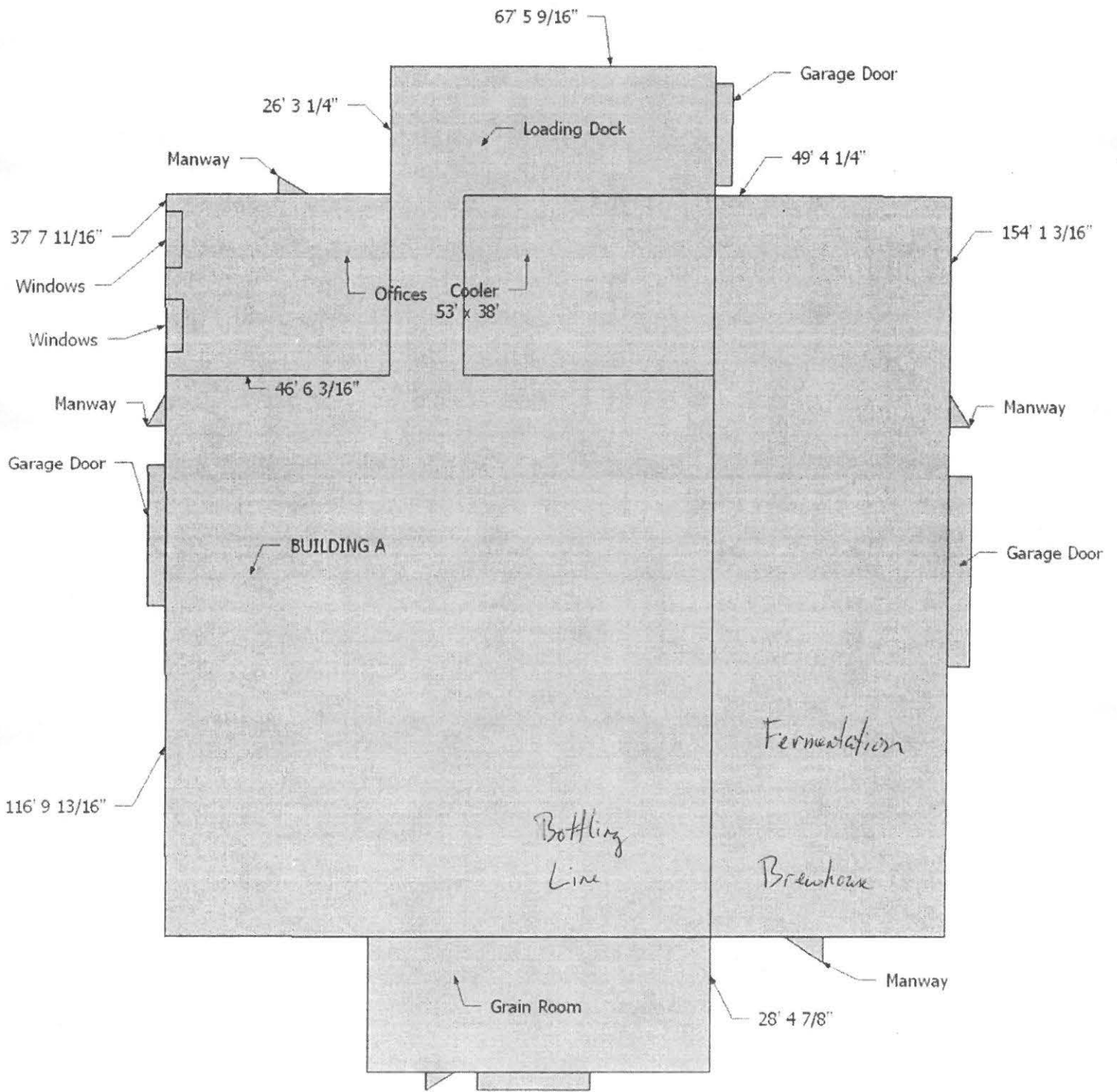
Future Pavers

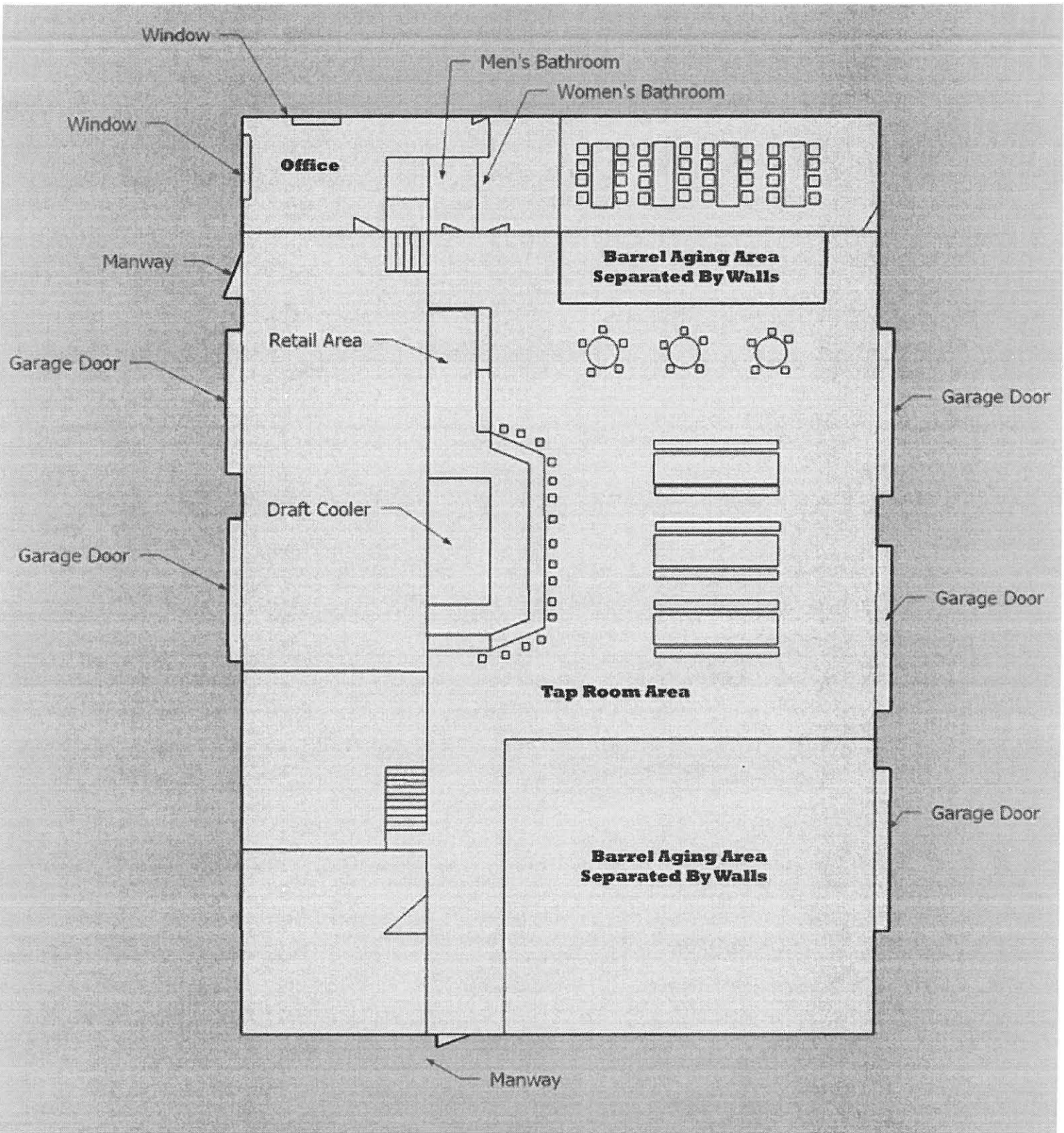
Barel Warehouse and Tap Room

Production

Proposed Fence Move

Future Grass





Current Operation



New Operation

Example of New Tanks Currently in Storage – 5 Times Larger, But In Same Pattern











PARCEL NO. 601980
MAP NO. 15251002
ZONING CLASSIFICATION: SC

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 12/15/15

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT** *rd*
Requirements Per Section 15.905
Revised May 2012

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1. APPLICANT INFORMATION

APPLICANT: RCS EMPOWERS, INC.
ADDRESS: 1607 GEELE AVE. E-MAIL: _____
PHONE: (920) 458-8261 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: RCS EMPOWERS WAREHOUSE
ADDRESS OF PROPERTY AFFECTED: 2213-2235 CALUMET DRIVE
LEGAL DESCRIPTION: SEE ATTACHED

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: APPROX. 53,000
SQ. FT. VACANT - APPROX. 16,000 SQ. FT. RETAIL

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: RETAIL TO REMAIN, VACANT
53,000 SQ. FT. TO BE WAREHOUSE STORAGE.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: REQUEST USAGE FROM PREVIOUS
RETAIL TO WAREHOUSE

RCS EMPOWERS, INC. – CONDITIONAL USE APPLICATION NARRATIVE – 12/4/15

1. An explanation of the existing use(s).

The existing facility consists of approximately 69,000 sq. ft. Approximately, 53,000 sq. ft. is vacant and has been for several years. It was the former home of the north side Pick'n Save grocery store. The remainder of the building is occupied by four retail and food serving businesses.

2. An explanation of the proposed RCS use and all business activities to take place onsite (interior, exterior, products being stored, etc.). Please specifically detail the purpose and use of the site/facility (how will it be used)?

The existing retail portion of the site would not change. The empty grocery store area would be utilized as warehouse. No changes to the site or exterior of the building are anticipated.

3. Why was this site selected?

RCS is in need of additional warehouse space at both the North Plant and West Plant facilities. This property is located directly across Geele Avenue from both facilities, making this location ideal.

4. Is this a short term or long term use of the property/facility?

This conditional use request for warehouse utilization would resolve the current space issue for a minimum 2-3 year time period. Beyond that, the next major project would likely be to demolish and rebuilding the North Plant facility. The exact time of that project is undecided.

5. Is this a 1 tenant or multi-tenant facility? Description of proposed uses. Is the intention to maintain the existing tenants?

The intent is to continue leasing the retail portion of the facility. The revenue from those spaces help make the business plan work. The need for warehouse space in this location is attractive to some other manufacturing companies near this site. The potential to sub-lease portions of the warehouse area is a possibility if RCS were to have excess space.

6. Description of proposed building and all new site improvements (improvements to building and/or property such as landscaping, lighting, parking, access, dumpster enclosure, etc.).

While usable, RCS may consider a possible repair to the loading docks. Otherwise, no other changes to the site or exterior of the building are anticipated at this time. The interior of the grocery store area is mostly gutted, thus, very little interior renovation is anticipated.

7. How many employees will you have?

The warehouse area will not generate the need for on-site full time supervision. At the most, one full time position may be required if multiple tenants utilize the warehouse area.

8. Explain all site improvements – parking, sidewalk, lighting, landscaping, screening, etc.

None anticipated at this time.

9. How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, etc.)?

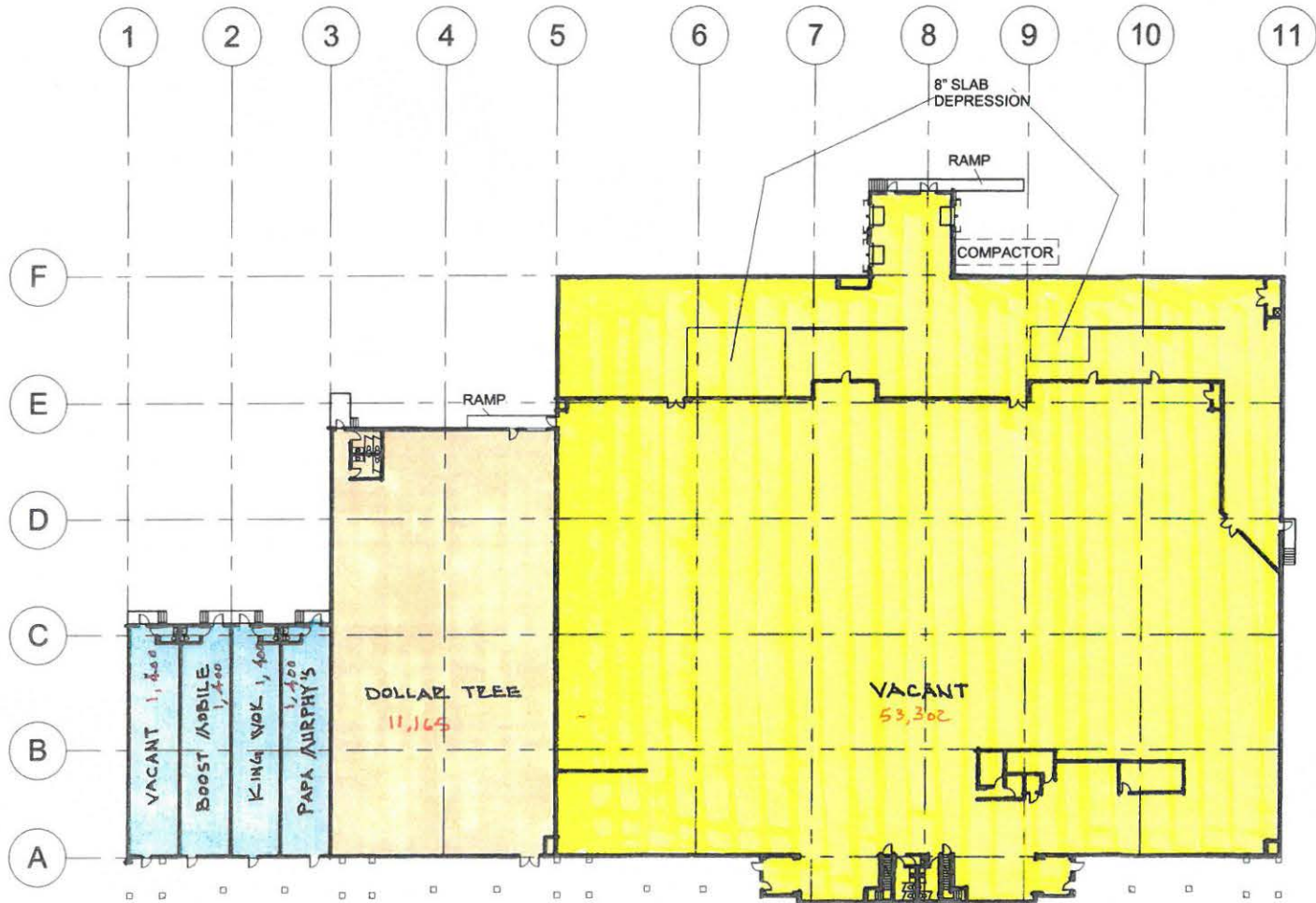
The only change in activity will be truck traffic in the rear of the site. That type of traffic was present when the grocery store occupied the building. The adjacent property owners are primarily industrial and manufacturing. Minimal change is anticipated.

10. Are you proposing any fencing and landscaping?

We are not proposing any fencing or landscaping.

11. Any other information that will be useful for the Plan Commission to understand your proposed business.

The purchase of this property is timely given the fact that years of the prior grocery area being unoccupied have begun to show signs of deterioration to the interior of the facility. A recently performed building analysis revealed areas of interior mold. Fortunately, it is not near the level that was found in the former Sentry grocery facility. The current presence of mold will be removed immediately, and utilization of the space will greatly help to prevent its return. The continuance of non-occupancy would lead to more significant damage and the need for more extensive and expensive remediation, reduction in the value of the property, and the potential demolition of an eyesore property. If approved, this utilization will extend the life of the entire facility for years and provide time for the property to potentially transform into a long term asset for the community.



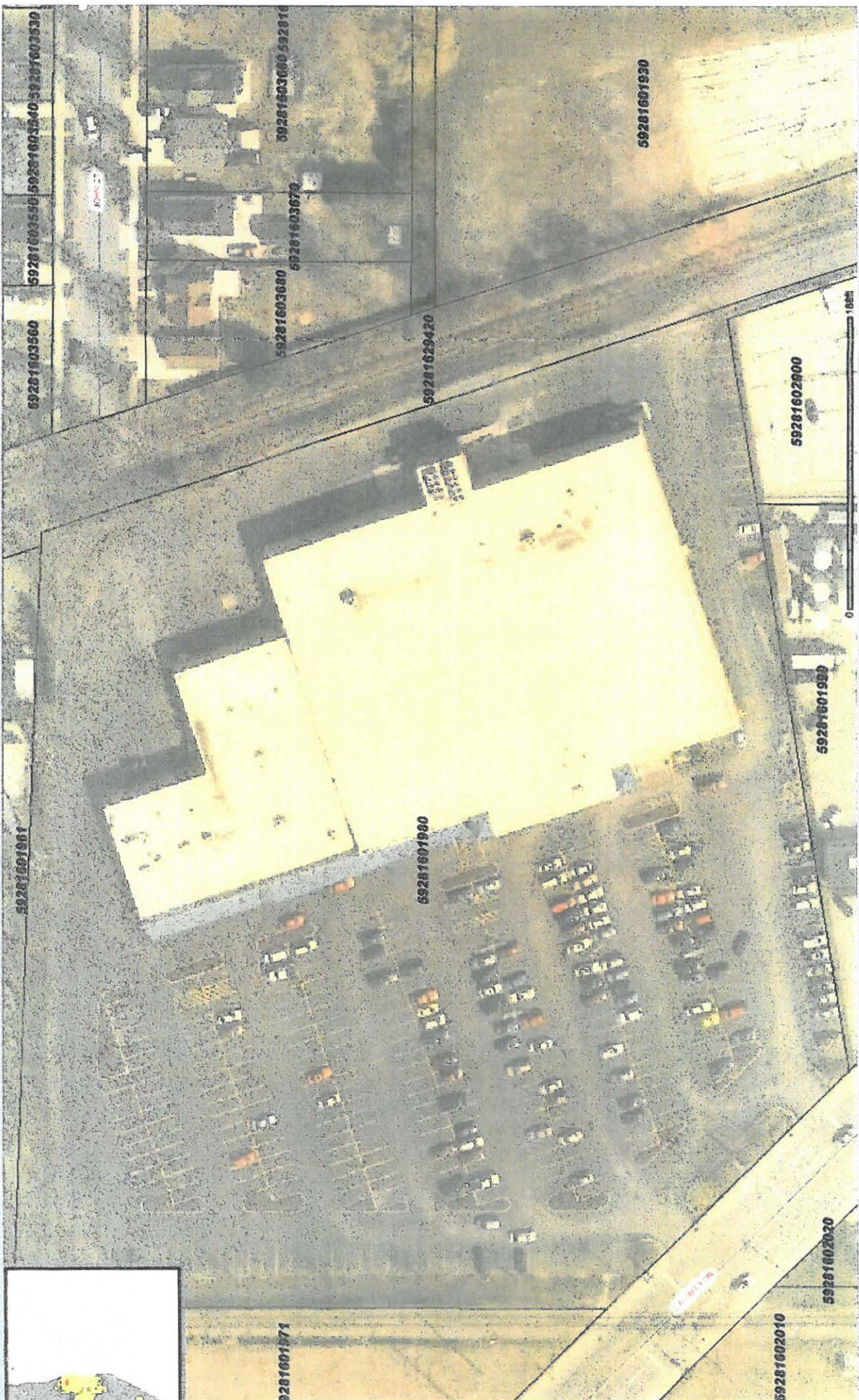
① Level 1
1" = 40'-0"



RCS
Calumet Square

First Floor

Project number		103
Date	9-22-15	
Drawn by	SL	
Checked by	RH	
Scale		1" = 40'-0"



59281603560

59281603550 59281603540 59281603530

59281603600 59281603610

59281603680 59281603670

59281629420

59281601930

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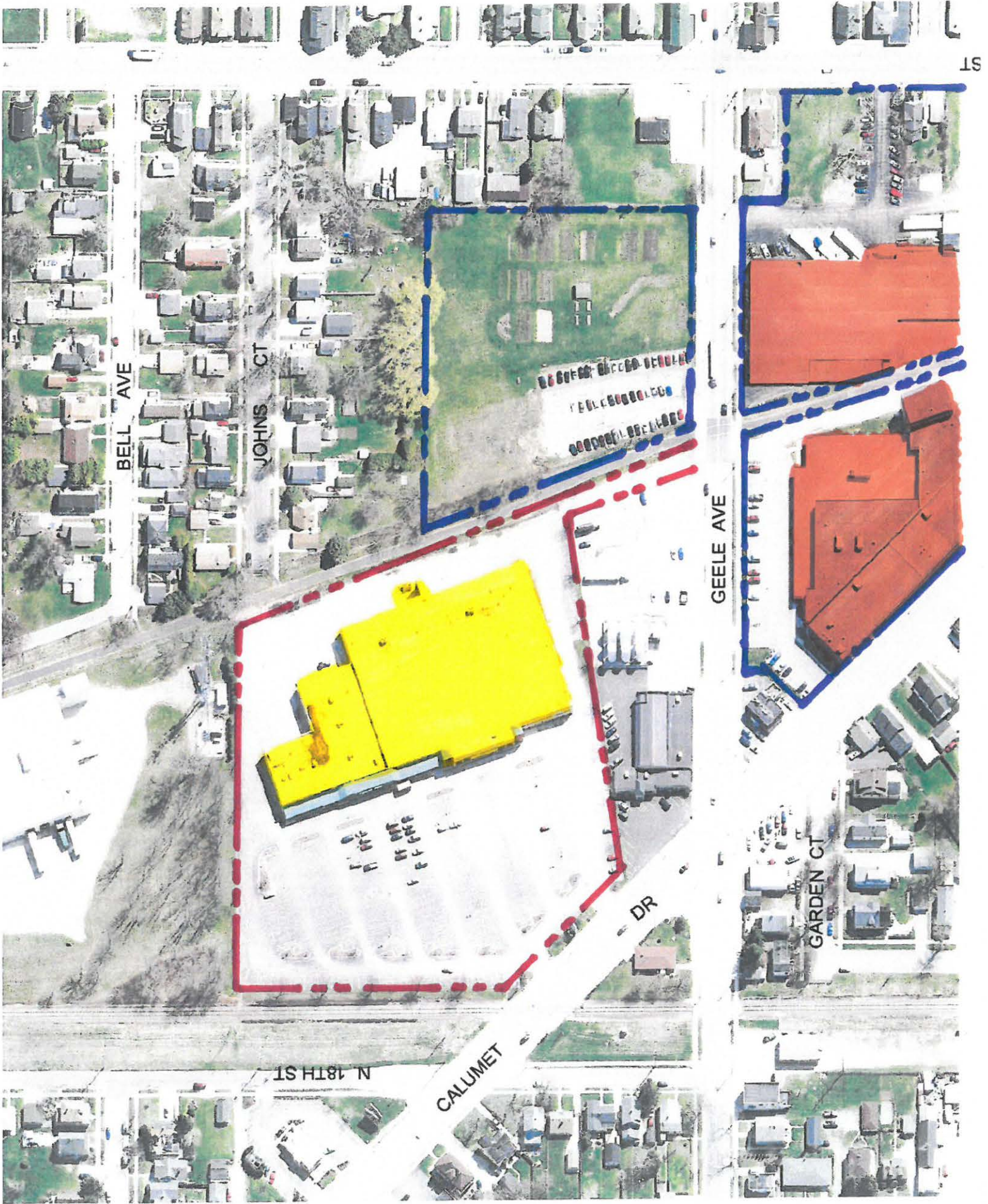
59281601980

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59281602010

59281602020





AVE

N 18TH ST

CALUMET DR

BELL AVE

JOHNS CT

GEELE AVE

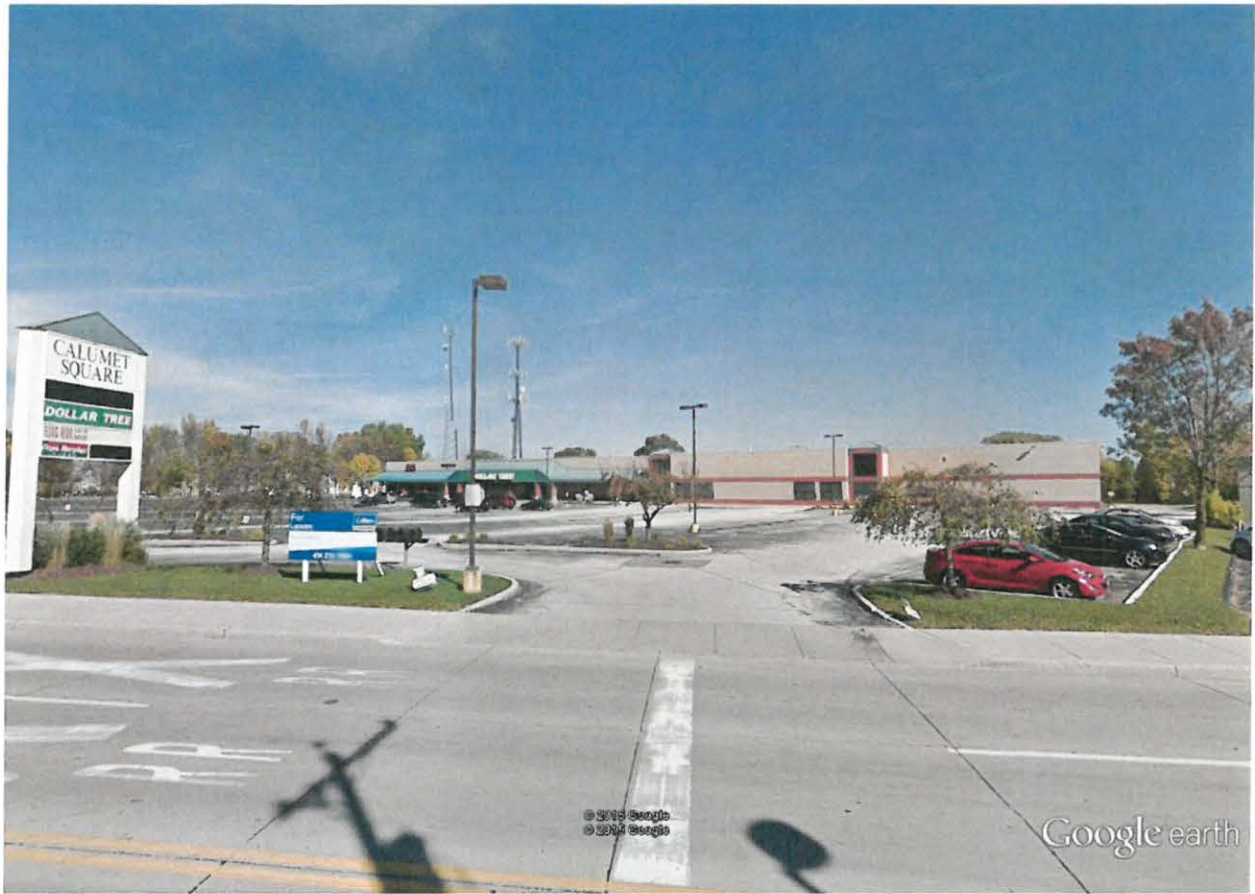
GARDEN CT

N 18TH ST

ST







~~V~~

7.1

Gen. Ord. No. 41 - 15 - 16. By Alderpersons VanderWeele and Draughon.
December 7, 2015.

AN ORDINANCE amending the City of Sheboygan Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of parcel #624220, property located along N. 17th Street, from Employment to Multi-Family Residential Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 2 of the Sheboygan Comprehensive Plan establishing future land use classifications is hereby amended by changing the Future Land Use Maps thereof and Use Classifications of the following described lands from Employment to Multi-Family Residential Classification:

Property located along N. 17th Street (parcel# 624220):

SECTION 15 & 22, T. 15 N., R. 23 E.

O C NEUMEISTERS SUBDIVISION NO 2, BEING ALL OF BLOCKS 4, 5 & 6 EXCEPT LOT 8 OF BLOCK 5, ALSO VACATED WILL AVENUE BETWEEN SAID BLOCKS, ALSO ALL OF LOTS 3 & 4 BLOCK 18 OF THE ORIGINAL PLAT.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plan

Jodi VanderWeele

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

PROPOSED COMPREHENSIVE PLAN AMENDMENT FROM EMPLOYMENT

TO MULTI-FAMILY RESIDENTIAL SECTION 15 & 22, T. 15 N., R. 23 E.

O C NEUMEISTERS SUBDIVISION NO 2, BEING ALL OF BLOCKS 4, 5 & 6 EXCEPT LOT 8 OF BLOCK 5, ALSO VACATED WILL AVENUE BETWEEN SAID BLOCKS, ALSO ALL OF LOTS 3 & 4 BLOCK 18 OF THE ORIGINAL PLAT. LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 15, T. 15 N., R. 23 E., AND THE NW 1/4 OF THE NE 1/4 OF SECTION 22, T. 15 N., R. 23 E., IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 176,310.03 SQ. FT. OR 4.05 ACRES.



Memorandum

To: City of Sheboygan Plan Commission and Common Council

From: Brinshore Development, LLC

Date: 11/16/2015

RE: Rezoning of American Orthodontics-owned site on the west side of 17th Street between Superior and Cambridge Avenues (general vicinity of 1560 N. 17th Street)

Brinshore Development, LLC, as applicant, respectfully submits a zoning change application to the City of Sheboygan for the parcel located on the west side of 17th Street between Superior and Cambridge Avenues. The parcel is currently vacant land, is 4.05 acres, and was originally intended to be used as a parking lot for American Orthodontics. The application is to rezone the property from Urban Industrial (UI) to Urban Residential (UR-12).

Brinshore Development, LLC has entered into a contract with American Orthodontics to purchase the property. American Orthodontics, as owner, has authorized Brinshore Development, LLC to submit a rezoning application for the 17th Street parcel. Brinshore's intent with the property is to develop townhomes containing approximately 50 two-and three-bedroom apartments.

Furthering the Purposes of the Zoning Ordinance

The proposed official zoning map amendment for the 17th Street parcel furthers the purposes of the zoning ordinance as outlined in Section 15.005 by promoting the health and general welfare of Sheboygan residents by changing the zoning from Urban Industrial (UI) to Urban Residential (UR-12). Rezoning the parcel to Urban Residential will allow the construction of decent, safe, and sanitary multi-family housing on a large vacant parcel in a residential neighborhood. A rezoning will also promote the health and general welfare of residents living in close proximity to the site by changing the use that may possibly allow hazardous industrial uses to a use that allows the construction of housing that is in character with the surrounding neighborhood.

The parcel for the proposed rezoning is not located in or near flood plains or wetlands and the applicable rules of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency do not apply.

Factors That Have Changed

The 17th Street parcel was intended to be used as a parking lot for American Orthodontics. The site is surrounded on three sides by residential uses that are zoned Neighborhood Residential (NR). One side – the west side - is a below-grade railroad right-of-way, and a small adjacent property on the north side of

the site is zoned Neighborhood Commercial (NC). The proposed parcel to be rezoned is clearly located within a residential neighborhood and a more appropriate use designation for the site would be change to a residential use thus maintaining the context with the rest of the neighborhood.

Consistency of Land Uses

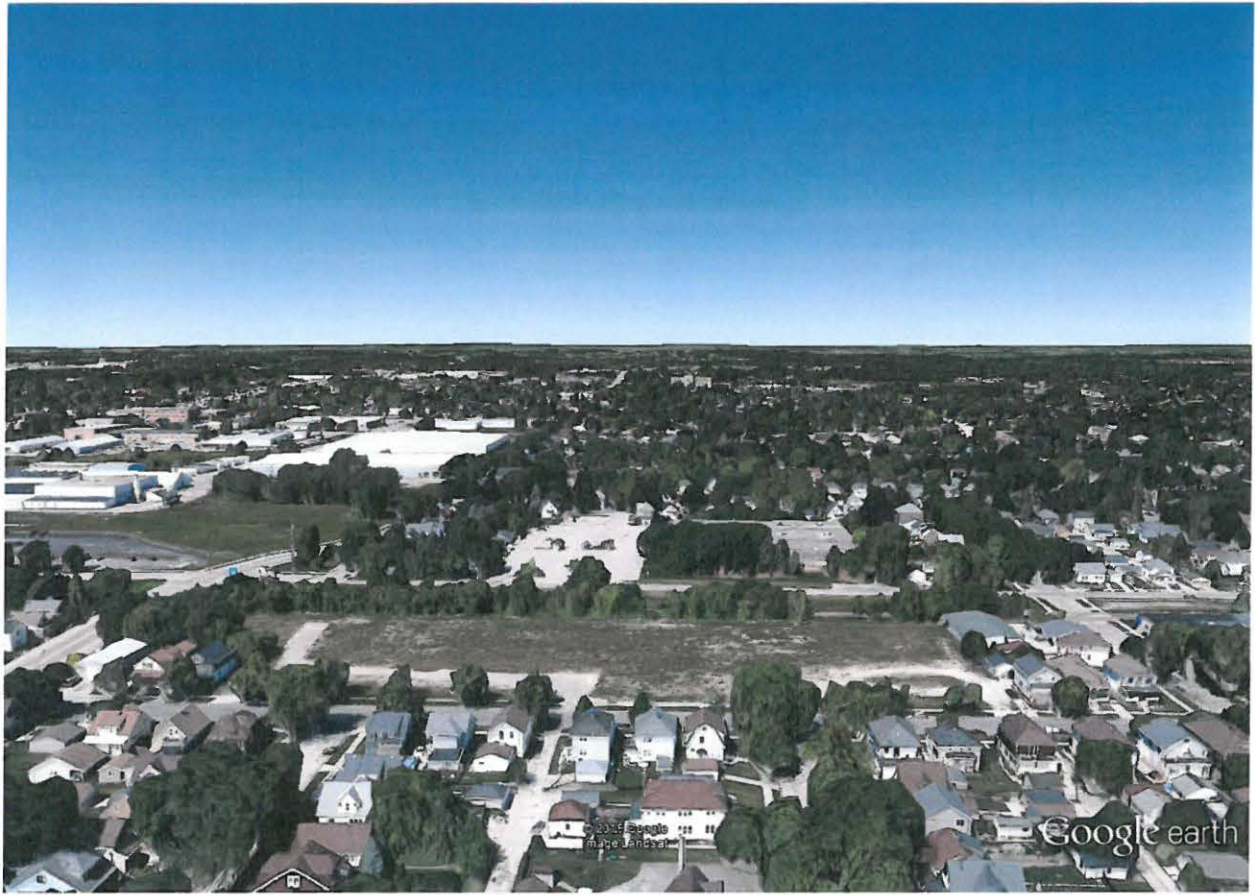
The 17th Street parcel is surrounded on three sides by residential uses. A change in the use from Urban Industrial to Urban Residential would maintain a consistency of residential land use in the neighborhood. While the proposed construction of multi-family townhomes will be slightly more intense compared to that of the rest of the neighborhood (which is primarily single family homes) the parcel is on the western edge of the neighborhood and will not have a negative impact on the neighborhood as a whole.

Consistency with the City of Sheboygan Comprehensive Plan

The Future Land Use Plan Map within the City of Sheboygan Comprehensive Plan identifies the 17th Street parcel to be an "Employment" use. The same Future Land Use Plan identifies the adjacent and surrounding neighborhood as a "Neighborhood Preservation" use. On page 18 of the Comprehensive Plan, the summary for the Neighborhood Preservation category encourages "residential and redevelopment opportunities ensuring new development complements the character and scale of the existing homes". The proposed map amendment, if rezoned, will allow multi-family townhomes to be constructed and "will complement the existing residential character of the existing homes."

Under Chapter 4 of the Comprehensive Plan, under the chapter entitled "Housing and Neighborhood Development," chapter objectives include promotion of "neighborhood sensitive infill and redevelopment." Also, one of the recommendations under Chapter 4, page 65-66, is to diversify the City's housing stock by..."promoting infill development that will provide additional urban living and workforce housing opportunities...that may include...attached townhomes...throughout the downtown and adjacent neighborhoods." The proposed map amendment for the 17th Street parcel will allow the construction of sensitive infill and provide infill development and urban and workforce housing opportunities.







II

4.1

R. O. No. 205- 15 - 16. By CITY CLERK. November 16, 2015.

Submitting an application for an amendment of the Official Zoning Map for the City of Sheboygan from Brinshore Development, LLC for property in the general vicinity of 1560 N. 17th St.

City Clerk

City Clerk

IX

7.4

Gen. Ord. No. 40 - 15 - 16. By Alderpersons VanderWeele and Draughon.
November 16, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1560 N. 17th St. from Class UI Urban Industrial to Class UR-12 Urban Residential Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class UI Urban Industrial to Class UR-12 Urban Residential Classification:

Property located at 1560 N. 17th St.:

SECTION 15 & 22, T. 15 N., R. 23 E.
O C NEUMEISTERS SUBDIVISION NO 2, BEING ALL OF BLOCKS 4, 5 & 6 EXCEPT LOT 8 OF BLOCK 5, ALSO VACATED WILL AVENUE BETWEEN SAID BLOCKS, ALSO ALL OF LOTS 3 & 4 BLOCK 18 OF THE ORIGINAL PLAT.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

City Plans

Jodi VanderWeele
[Signature]

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the 16 day of November, 2015.

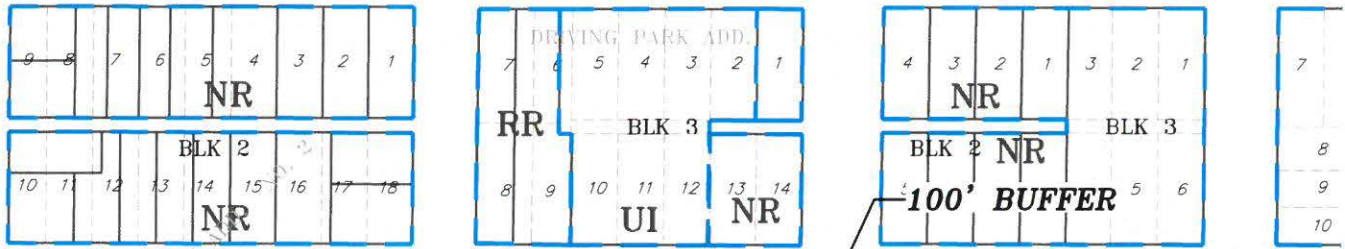
Dated 10/11/15 2015. [Signature], City Clerk
Approved _____ 20____. _____, Mayor

PROPOSED ZONING CHANGE FROM UI TO UR

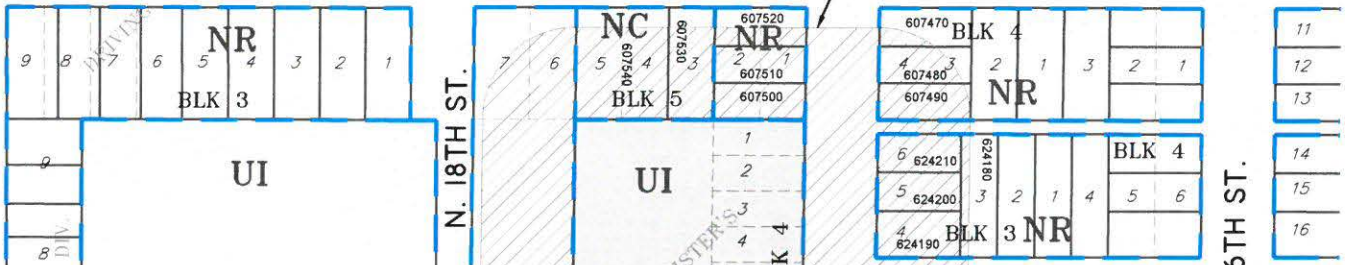
SECTION 15 & 22, T. 15 N., R. 23 E.

O C NEUMEISTERS SUBDIVISION NO 2, BEING ALL OF BLOCKS 4, 5 & 6 EXCEPT LOT 8 OF BLOCK 5, ALSO VACATED WILL AVENUE BETWEEN SAID BLOCKS, ALSO ALL OF LOTS 3 & 4 BLOCK 18 OF THE ORIGINAL PLAT. LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 15, T. 15 N., R. 23 E., AND THE NW 1/4 OF THE NE 1/4 OF SECTION 22, T. 15 N., R. 23 E., IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 176,310.03 SQ. FT. OR 4.05 ACRES.

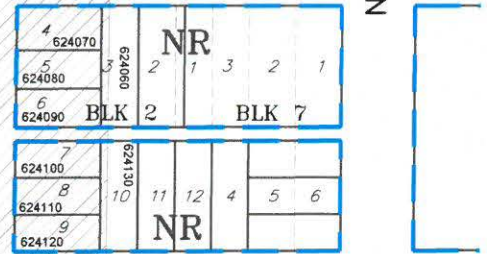
SAEMANN AVE.



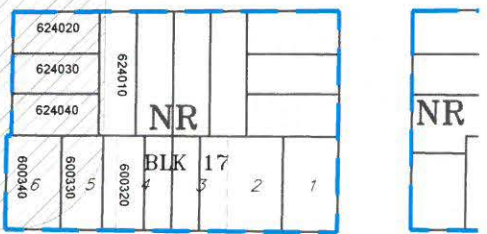
CAMBRIDGE AVE.



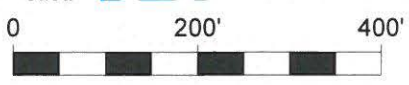
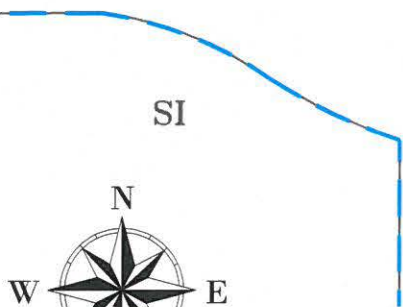
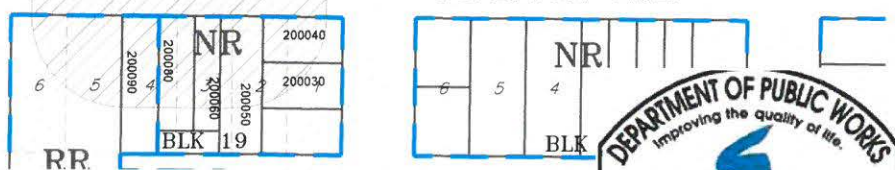
HELLER CT.



MEHRTENS AVE.



SUPERIOR AVE.



OFFICE USE ONLY

APPLICATION NO.: _____

RECEIPT NO.: 151684

FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Brinshore Development, LLC PHONE NO.: (224)927-5051
666 Dundee Rd., Ste. 1102
ADDRESS: Northbrook, IL 60062 E-MAIL: michaelr@brinshore.com
OWNER OF SITE: American Orthodontics PHONE NO.: (920)457-5051

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: General vicinity of 1560 N. 17th Street

LEGAL DESCRIPTION: O C NEUMEISTERS SUBDIVISION NO 2, BEING ALL OF BLOCKS 4, 5 & 6 EXCEPT LOT 8 OF BLOCK 5, ALSO VACATED WILL AVENUE BETWEEN SAID BLOCKS, ALSO ALL OF LOTS 3 & 4 BLOCK 18 OF THE ORIGINAL PLAT. LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 15, T. 15 N., R. 23 E., AND THE NW 1/4 OF THE NE 1/4 OF SECTION 22, T. 15 N., R. 23 E., IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. SAID TRACT CONTAINS 176,310.03 SQ. FT. OR 4.05 ACRES.

PARCEL NO. 624220 MAP NO. 15 452 006

EXISTING ZONING DISTRICT CLASSIFICATION: Urban Industrial (UI)

PROPOSED ZONING DISTRICT CLASSIFICATION: Urban Residential (UR-12)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: Vacant Land

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Multi-Family Townhome Housing

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

The proposed official zoning map amendment furthers the purposes of the zoning ordinance as outlined in Section 15.005 by promoting the health and general welfare of Sheboygan residents by changing the zoning of the parcel in question from Urban Industrial to Urban Residential. A rezoning to Urban Residential will allow the construction of decent, safe, and sanitary multi-family housing on a parcel formerly used for industrial purposes in a residential neighborhood. Thus, a rezoning will promote the health and general welfare of residents living in close proximity to the site by changing the use that may possibly allow hazardous uses to a use that allows the construction of decent, safe, and sanitary multi-family housing that is in character with the surrounding neighborhood.

The proposed rezoning is not located in or near flood plains or wetlands and the applicable rules of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency do not apply.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.

Explain: The parcel in question was the site of the former American Orthodontics facility that has since been demolished and it is now a vacant site. The site is surrounded on three sides by residential uses that are zoned Neighborhood Residential (NR). One side – the west side - is a below-grade railroad right-of-way, and a small adjacent property on the north side of the site is zoned

Neighborhood Commercial (NC). The proposed parcel to be rezoned is clearly located within a residential neighborhood and a more appropriate use designation for the site would be change to a residential use thus maintaining the context with the rest of the neighborhood.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The parcel in question is surrounded on three sides by residential uses. A change in the use from Urban Industrial to Urban Residential would maintain a consistency of residential land use in the neighborhood. Regarding the intensity of the proposed land use, the proposed construction of multi-family townhomes will be slightly more intense compared to that of the rest of the neighborhood which is primarily single family homes. However, the parcel is on the western edge of the neighborhood and will not have a negative impact on the neighborhood as a whole.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The Future Land Use Plan within the City of Sheboygan Comprehensive Plan identifies the proposed map amendment parcel to be an "Employment" use. The same Future Land Use Plan identifies the adjacent and surrounding neighborhood as a "Neighborhood Preservation" use. On page 18 of the Comprehensive Plan, the summary for the Neighborhood Preservation category encourages "residential and redevelopment opportunities ensuring new development complements the character and scale of the existing homes". The proposed map amendment, if rezoned, will allow multi-family townhomes to be constructed and "will complement the existing residential character of the existing homes."

Under Chapter 4 of the Comprehensive Plan in the chapter entitled "Housing and Neighborhood Development" the chapter objectives include promotion of "neighborhood sensitive infill and redevelopment. Also, one of the recommendations under Chapter 4, page 65-66, is to diversify the City's housing stock by..."promoting infill development that will provide additional urban living and workforce housing opportunities...that may include...attached townhomes...throughout the downtown and adjacent neighborhoods." The proposed map amendment will allow the construction of sensitive infill and provide infill development and urban and work force housing opportunities.

Memorandum

To: City of Sheboygan Plan Commission and Common Council

From: Brinshore Development, LLC

Date: 11/16/2015

RE: Rezoning of American Orthodontics-owned site on the west side of 17th Street between Superior and Cambridge Avenues (general vicinity of 1560 N. 17th Street)

Brinshore Development, LLC, as applicant, respectfully submits a zoning change application to the City of Sheboygan for the parcel located on the west side of 17th Street between Superior and Cambridge Avenues. The parcel is currently vacant land, is 4.05 acres, and was originally intended to be used as a parking lot for American Orthodontics. The application is to rezone the property from Urban Industrial (UI) to Urban Residential (UR-12).

Brinshore Development, LLC has entered into a contract with American Orthodontics to purchase the property. American Orthodontics, as owner, has authorized Brinshore Development, LLC to submit a rezoning application for the 17th Street parcel. Brinshore's intent with the property is to develop townhomes containing approximately 50 two-and three-bedroom apartments.

Furthering the Purposes of the Zoning Ordinance

The proposed official zoning map amendment for the 17th Street parcel furthers the purposes of the zoning ordinance as outlined in Section 15.005 by promoting the health and general welfare of Sheboygan residents by changing the zoning from Urban Industrial (UI) to Urban Residential (UR-12). Rezoning the parcel to Urban Residential will allow the construction of decent, safe, and sanitary multi-family housing on a large vacant parcel in a residential neighborhood. A rezoning will also promote the health and general welfare of residents living in close proximity to the site by changing the use that may possibly allow hazardous industrial uses to a use that allows the construction of housing that is in character with the surrounding neighborhood.

The parcel for the proposed rezoning is not located in or near flood plains or wetlands and the applicable rules of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency do not apply.

Factors That Have Changed

The 17th Street parcel was intended to be used as a parking lot for American Orthodontics. The site is surrounded on three sides by residential uses that are zoned Neighborhood Residential (NR). One side – the west side - is a below-grade railroad right-of-way, and a small adjacent property on the north side of

the site is zoned Neighborhood Commercial (NC). The proposed parcel to be rezoned is clearly located within a residential neighborhood and a more appropriate use designation for the site would be change to a residential use thus maintaining the context with the rest of the neighborhood.

Consistency of Land Uses

The 17th Street parcel is surrounded on three sides by residential uses. A change in the use from Urban Industrial to Urban Residential would maintain a consistency of residential land use in the neighborhood. While the proposed construction of multi-family townhomes will be slightly more intense compared to that of the rest of the neighborhood (which is primarily single family homes) the parcel is on the western edge of the neighborhood and will not have a negative impact on the neighborhood as a whole.

Consistency with the City of Sheboygan Comprehensive Plan

The Future Land Use Plan Map within the City of Sheboygan Comprehensive Plan identifies the 17th Street parcel to be an "Employment" use. The same Future Land Use Plan identifies the adjacent and surrounding neighborhood as a "Neighborhood Preservation" use. On page 18 of the Comprehensive Plan, the summary for the Neighborhood Preservation category encourages "residential and redevelopment opportunities ensuring new development complements the character and scale of the existing homes". The proposed map amendment, if rezoned, will allow multi-family townhomes to be constructed and "will complement the existing residential character of the existing homes."

Under Chapter 4 of the Comprehensive Plan, under the chapter entitled "Housing and Neighborhood Development," chapter objectives include promotion of "neighborhood sensitive infill and redevelopment." Also, one of the recommendations under Chapter 4, page 65-66, is to diversify the City's housing stock by..."promoting infill development that will provide additional urban living and workforce housing opportunities...that may include...attached townhomes...throughout the downtown and adjacent neighborhoods." The proposed map amendment for the 17th Street parcel will allow the construction of sensitive infill and provide infill development and urban and workforce housing opportunities.







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F: (608) 835-3922

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REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

December 4, 2015

City of Sheboygan Mayor Mike Vandersteen
City of Sheboygan City Council
City of Sheboygan Plan Commission
Sheboygan City Hall
828 Center Avenue
Sheboygan, WI 53081

RE: Washington School – 1238 Geele Ave.

Dear Mayor Vandersteen, City Council & Plan Commission,

This letter will serve as our formal request for the following:

- An extension of the rezoning of the SASD Washington School Property at 1238 Geele Avenue to Urban Residential (UR-12) until September 30, 2016.
- An extension the conditional use permit by Gorman & Company to repurpose the former Washington Elementary School into a 42-Unit Apartment Building at 1238 Geele Avenue until September 30, 2016.

Please note, we intend, with the School District, to submit an additional 9% tax credit application on January 29, 2016 which will require this zoning to be extended to September 30, 2016, consistent with our site control. Please inform me as to the process necessary to achieve this extension of our zoning so that it may be completed by the January 29, 2016 application deadline (see attached letter from last year).

Sincerely,

Ted Matkom

Wisconsin Market President

II

Steve S.

R. O. No. - 14 - 15. By CITY PLAN COMMISSION. November 17, 2014.

Your Commission to whom was referred Gen. Ord. No. 35-14-15 by Alderpersons Carlson and Damrow and R.O. No. 165-14-15 by City Clerk amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District classification of properties located at 1238 Geele Ave. from Class NR-6 Neighborhood 6 to Class UR-12 Urban Residential Classification; wishes to report this matter was discussed at the regular meeting of the City Plan Commission, November 11, 2014, and after due consideration, recommends filing of Gen. Ord. No. 35-14-15, acceptance and filing of this Report of Officer, and approval of the attached Substitute General Ordinance No. 35-14-15 which conditions the zoning amendment upon the purchase and sale of the former Washington School building portion of the described lands from the Sheboygan Area School District to Gorman & Company, or related entity, for adaptive reuse of the building as multifamily residential housing, on or before December 31, 2015.

Lies over

Director of Planning & Development

X

6.2

Subs. of Gen. Ord. No. 35 - 14 - 15. By Alderpersons Carlson and Damrow.
November 17, 2014.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 1238 Geele Ave. from Class NR-6 Neighborhood 6 to Class UR-12 Urban Residential Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Subject to the conditions set forth in Section 2 hereof being satisfied on or before December 31, 2015, Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class NR-6 to Class UR-12 Classification:

BEING PART OF THE E. 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NE CORNER OF N. 13TH STREET AND GEELE AVENUE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST R/W LINE OF N. 13TH STREET 650.75' TO THE SE CORNER OF N. 13TH STREET AND BELL AVENUE, THENCE EAST ALONG THE SOUTH R/W LINE OF SAID BELL AVENUE 308.88' TO THE WEST LINE OF A 15' WIDE NORTH/SOUTH ALLEY, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY 648.39' TO ITS INTERSECTION WITH THE NORTH R/W LINE OF GEELE AVENUE, THENCE WEST ALONG SAID NORTH R/W LINE 310.72' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 201,231.4 SQ. FT. OR 4.62 ACRES.

Section 2. Said zoning amendment shall be effective upon passage, publication, and satisfaction of the following condition:

Lies over

- A. Closing of the purchase and sale of the former Washington School building portion of the above-described lands from the Sheboygan Area School District to Gorman & Company, or related entity, for adaptive reuse of the building as multifamily residential housing, on or before December 31, 2015.

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

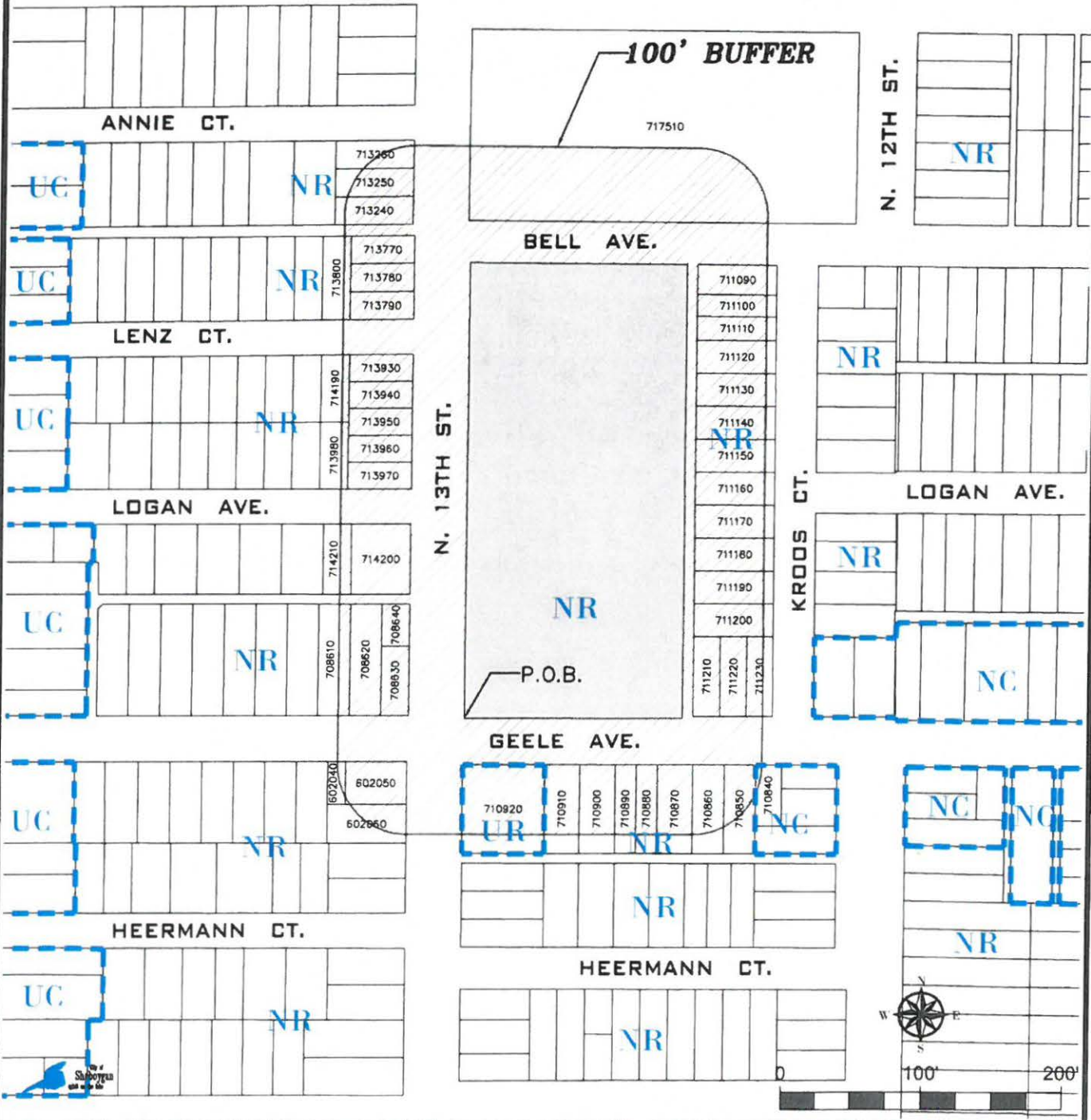
Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED ZONING CHANGE FOR 1238 GEELE AVENUE FROM NR TO UR SECTION 15, T. 15 N., R. 23 E.

BEING PART OF THE E. 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, T. 15 N., R. 23 E. IN THE CITY OF SHEBOYGAN BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NE CORNER OF N. 13TH STREET AND GEELE AVENUE, SAID CORNER ALSO BEING THE POINT OF BEGINNING, THENCE NORTH ALONG THE EAST R/W LINE OF N. 13TH STREET 650.75' TO THE SE CORNER OF N. 13TH STREET AND BELL AVENUE, THENCE EAST ALONG THE SOUTH R/W LINE OF SAID BELL AVENUE 308.88' TO THE WEST LINE OF A 15' WIDE NORTH/SOUTH ALLEY, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY 648.39' TO ITS INTERSECTION WITH THE NORTH R/W LINE OF GEELE AVENUE, THENCE WEST ALONG SAID NORTH R/W LINE 310.72' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 201,231.4 SQ. FT. OR 4.62 ACRES.



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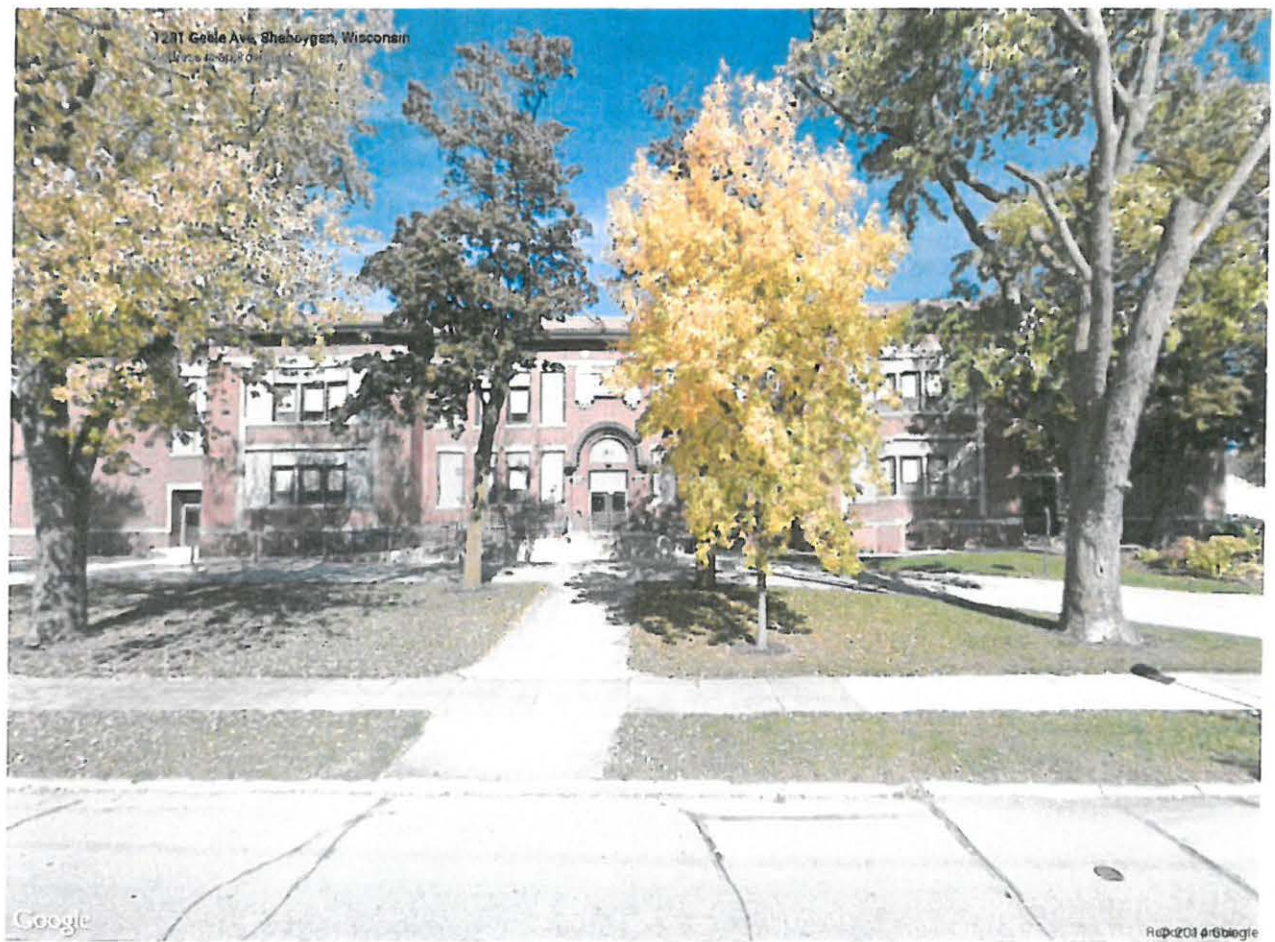
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City Map

1279 Bell Ave, Sheboygan, Wisconsin
Address is approximate



Google

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II

3.3

R. O. No. 165 - 14 - 15. By CITY CLERK. November 3, 2014.

Submitting a communication from Ted Matkom, Wisconsin Market President, German & Company, Inc., submitting an application to rezone the historic Washington School located at 1238 Geele Ave.

City Plan

Susan Richards

City Clerk



200 N. Main Street • Oregon, WI 53575

T 608-261-1900

F 608-261-1999

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

October 28, 2014

Sue Richards, City Clerk
City of Sheboygan
828 Center Ave., Suite 100
Sheboygan, WI 53081

RE: Washington School (1238 Geele Street) Rezoning Application

Dear Ms. Richards:

Please except the enclosed zoning application along with this letter to rezone the historic Washington School located at 1238 Geele Street. The proposed rezoning of this parcel to Urban Residential (UR-12) will allow an adaptive reuse of this historic building that is consistent with the character of the surrounding neighborhood. The forty-two apartment homes will be contained entirely within the school building and there will be no new building square footage added to the parcel. The green space to the north of the school building will be preserved as recreational space and will continue to be owned and maintained by the school district. The financing for this adaptive reuse project will include WHEDA affordable housing tax credits, state and federal historic tax credits, and conventional debt. This development will provide quality housing for an affordable cost to residents. It proposes an appropriate density given all units will be contained within the historic school and all parking spaces will be contained on the current asphalt portion of the parcel surrounding the building. This development will meet a need within the Sheboygan community for quality affordable housing, will add to the tax base, and will save an historic building.

Please note, this application is submitted by Gorman & Company, Inc. as authorized agent of the Sheboygan School District pursuant to the enclosed letter.

Feel free to contact me with any questions at (414) 617-9997 or tmatkom@gormanusa.com.

Sincerely,

Ted Matkom
Wisconsin Market President



SHEBOYGAN
AREA SCHOOL DISTRICT
Learning Today. Leading Tomorrow.

Mark Boehlke
Assistant Superintendent
Business & Operational Services

830 Virginia Avenue
Sheboygan, Wisconsin 53081
Ph. (920) 459-3523
Fax: (920) 459-4300

October 22, 2014

Steve Sokolowski
City of Sheboygan

Dear Mr. Sokolowski,

This letter confirms that the Sheboygan Area School District authorizes Ted Matkom of Gorman & Company, Inc to act as our agent to submit a rezoning application and conditional use application to renovate the Washington School building and surrounding property which is located at 1238 Geele Avenue to Urban Residential containing multifamily apartments.

Sincerely,

Mark Boehlke
Sheboygan Area School District
Assistant Superintendent, Business and Operational Services

MAP

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: \$200.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Sheboygan School District PHONE NO.: (920) 459-3523

ADDRESS: 830 Virginia Ave. E-MAIL: mboehlke@sheboygan.k12.wi.us

OWNER OF SITE: Sheb. School District PHONE NO.: (920)459-3523

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 1238 Geele Ave

LEGAL DESCRIPTION: SEC 15 T15N R23E PART OF THE E 1/2, SE 1/4, NE 1/4 LYING E OF N 13 ST'S OF BELL AVE W OF KROOS & HEERMANN'S SUBD 2 & N OF GEELE AVE EXCEPT THE 15' STRIP OF LAND ALONG E END OF PARCEL FOR ALLEY

PURPOSES WASHINGTON SCHOOL
PARCEL NO. 59281719720 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: NR-6

PROPOSED ZONING DISTRICT CLASSIFICATION: UR-12

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____

Historic elementary school no longer in use

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: _____

42 units of residential multi-family

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? _____

The justification to change the zoning is to preserve this

historic building and readapt the building to a new multifamily use which is consistent with the surrounding neighborhood.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- Explain: The existing school is no longer in use by the school district. A rezone is necessary to convert this historic school into a new multifamily use.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? _____

The conversion of the school to multifamily will preserve the

historic facade and exterior of the school as it substantially exists today. The new multifamily residential use is consistent with the surrounding residential neighborhood.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

The proposed adaptive reuse of the historic Washington School
preserves the history of the City and the surrounding neighborhood
and is not inconsistent with the Comprehensive Plan.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

10/28/14

DATE

Ted Matkom

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

PARCEL NO. 719720
MAP NO. 15281001
ZONING CLASSIFICATION: 1

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 12/19/14

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Gorman & Company, Inc.
ADDRESS: 200 N Main St, Oregon, WI 53575 E-MAIL: tmatkom@gormanusa.com
PHONE: (608) 835-6388 FAX NO. (608) 835-3009

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Washington Elementary School
ADDRESS OF PROPERTY AFFECTED: 1238 Geele Avenue, Sheboygan, WI
LEGAL DESCRIPTION: The southern 250.35 feet (1.809 acres) of the School District's present existing parcel (Tax Key Parcel #59281719720, 4.652 acres) that will become divided by a Certified Survey Map yet to be prepared. See the attached Quit Claim Deed describing the School District's present parcel.

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Vacant school

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Apartments: 7 one-bedroom units, 28 two-bedroom units, and 7 three-bedroom units, with 71 on-site parking spaces.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Rezoning of subject parcel from Neighborhood Residential (NR-6) to Urban Residential (UR-12). Variance on increasing Dwelling Unit Maximum Density of 12 per acre to 23. Variance on required off-street parking from 81 spaces to 71 spaces. Variance consistent with the existing condition of no pavement setback from the east property line along the private alley.



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P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

November 24, 2014

Sue Richards, City Clerk
City of Sheboygan
828 Center Ave., Suite 100
Sheboygan, WI 53081

RE: Washington School (1238 Geele Street) Conditional Use Permit Application

Dear Ms. Richards:

Please except the enclosed conditional use permit application along with this letter to renovate historic Washington School, located at 1238 Geele Street into 42 apartment homes.

Summary of Proposed Use:

The Washington School was closed by the Sheboygan School District last year and it is currently vacant and not being used. The Sheboygan School District issued an RFP this past summer and Gorman & Company was awarded the opportunity to renovate the school into residential apartment homes. The building has been confirmed to meet eligibility requirements and an application will be filed to place the building on the National Register of Historic Places. Historic tax credits and WHEDA housing credits along with conventional debt will finance the renovation of the school. The forty-two (42) apartments will consist of: 7 one bedrooms; 28 two bedrooms; 7 three bedrooms. There will be a property manager and a maintenance/landscape person for the property. Gorman & Company, Inc. will take ownership of the school building and the southern portion of the block as indicated on the enclosed site plan. The school district will retain ownership and control of the ball fields to the north of our parcel and will continue to maintain those fields in their current manner. The parking proposed is shown on the enclosed Concept Plan with ingress and egress points consisting of the alley and N 13th street. Please refer to the enclosed plan. The exterior of the building will essentially remain as it exists today which is the great thing about historic renovation. Interior classrooms will be converted to apartments. Corridors, including lockers will remain to maintain the buildings feel as a school.

Applicant Comments Regarding Enclosed Proposed Concept Site Plan:

Applicant understands that the Conditional Approval of this application with the attached Concept Plan will be contingent upon subsequent submittal and approval of architectural plans, a detailed grading and drainage plan, and landscaping and outdoor illumination and signage plans. Site drainage patterns will not be changed from present conditions and the area of impervious surfaces will be decreased. As a result, existing private storm sewers are planned to remain in service without any additional storm water management features.

Placing the proposed land division line 25' north of the northernmost extremity of the existing building (as shown on this Plan) meets the building setback requirement, and meets the 25% minimum LSR. The corresponding lot area will be 1.8 acres that will be created by a subsequent Certified Survey Map to divide the School District's parcel. For the 42 apartment units planned by Gorman, this results in a Dwelling Unit Density of 23 unit per acre. This will require a variance because the Maximum Dwelling



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REAL ESTATE DEVELOPMENT

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Unit Density allowed by ordinance for the pending UR-12 zoning is 12.

This plan provides 71 on-site parking spaces, as compared to 81 being required by ordinance. Per previous conversations with staff; if each of the two bedroom units is provided (under variance) with 1.5 parking spaces instead of 2 spaces as required by ordinance, a total of 67 on-site parking spaces would be required. In that case no off-site parking agreement would be needed because the attached Concept Plan provides a total of 71 on-site parking spaces. This amounts to 1-½ spaces for each of the 7 one bedroom units (per ordinance), 1-2/3 spaces (under variance) for each of the 28 two bedroom apartment units, and 2 spaces (per ordinance) for each of the 7 three bedroom units.

The only other variance required by this Concept Plan would be to avoid a 3' pavement setback from the east property line where it will be most practical to maintain the existing pavement there all the way to the alley for both entrance/egress and snow removal. However, on the west side the existing pavement that abuts the sidewalk will be cut back to provide slightly more than the required setback. More than minimum pavement setbacks will be provided along the south and north boundaries. A Topographic Survey of the property is included to provide you with detailed information on the existing site conditions.

A subsequent Landscape Plan will include green spaces (plantings) adjacent to the existing building that are presently paved, as well as elsewhere, to conform with ordinance requirements. A subsequent Grading and Drainage Plan will include repaving details, dumpster locations and any changes to fencing.

Consistent with Surrounding Neighborhoods

The proposed adaptive reuse of this historic school building is consistent with the character of the surrounding neighborhood. The forty-two apartment homes will be contained entirely within the school building and there will be no new building square footage added to the parcel. It proposes an appropriate density given all units will be contained within the historic school and all parking spaces will be contained on the property. This development will meet a need within the Sheboygan community for quality affordable housing, will add to the tax base, and will save an historic building.

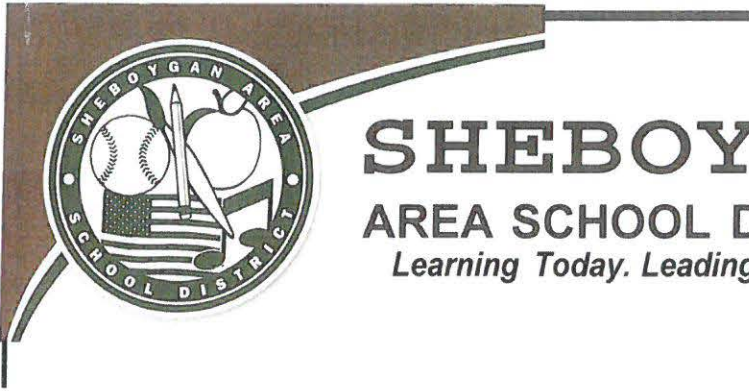
Please note, this application is submitted by Gorman & Company, Inc. as authorized agent of the Sheboygan School District pursuant to the enclosed letter.

Feel free to contact me with any questions at (414) 617-9997 or tmatkom@gormanusa.com.

Sincerely,

Ted Matkom

Wisconsin Market President



SHEBOYGAN
AREA SCHOOL DISTRICT
Learning Today. Leading Tomorrow.

Mark Boehlke
Assistant Superintendent
Business & Operational Services

830 Virginia Avenue
Sheboygan, Wisconsin 53081
Ph. (920) 459-3523
Fax: (920) 459-4300

October 22, 2014

Steve Sokolowski
City of Sheboygan

Dear Mr. Sokolowski,

This letter confirms that the Sheboygan Area School District authorizes Ted Matkom of Gorman & Company, Inc to act as our agent to submit a rezoning application and conditional use application to renovate the Washington School building and surrounding property which is located at 1238 Geele Avenue to Urban Residential containing multifamily apartments.

Sincerely,

Mark Boehlke
Sheboygan Area School District
Assistant Superintendent, Business and Operational Services

WASHINGTON ELEMENTARY SCHOOL
 1238 GELE AVENUE
 SHEBOYGAN, WISCONSIN





SCALE: NTS

JUNE 9, 2014
AUGUST 13, 2014 - REV 1

WASHINGTON ELEMENTARY SCHOOL

1238 GEELE AVENUE
SHEBOYGAN, WISCONSIN



REAL ESTATE DEVELOPMENT
AND MANAGEMENT
200 N. MAIN ST.
OREGON, WI 53575

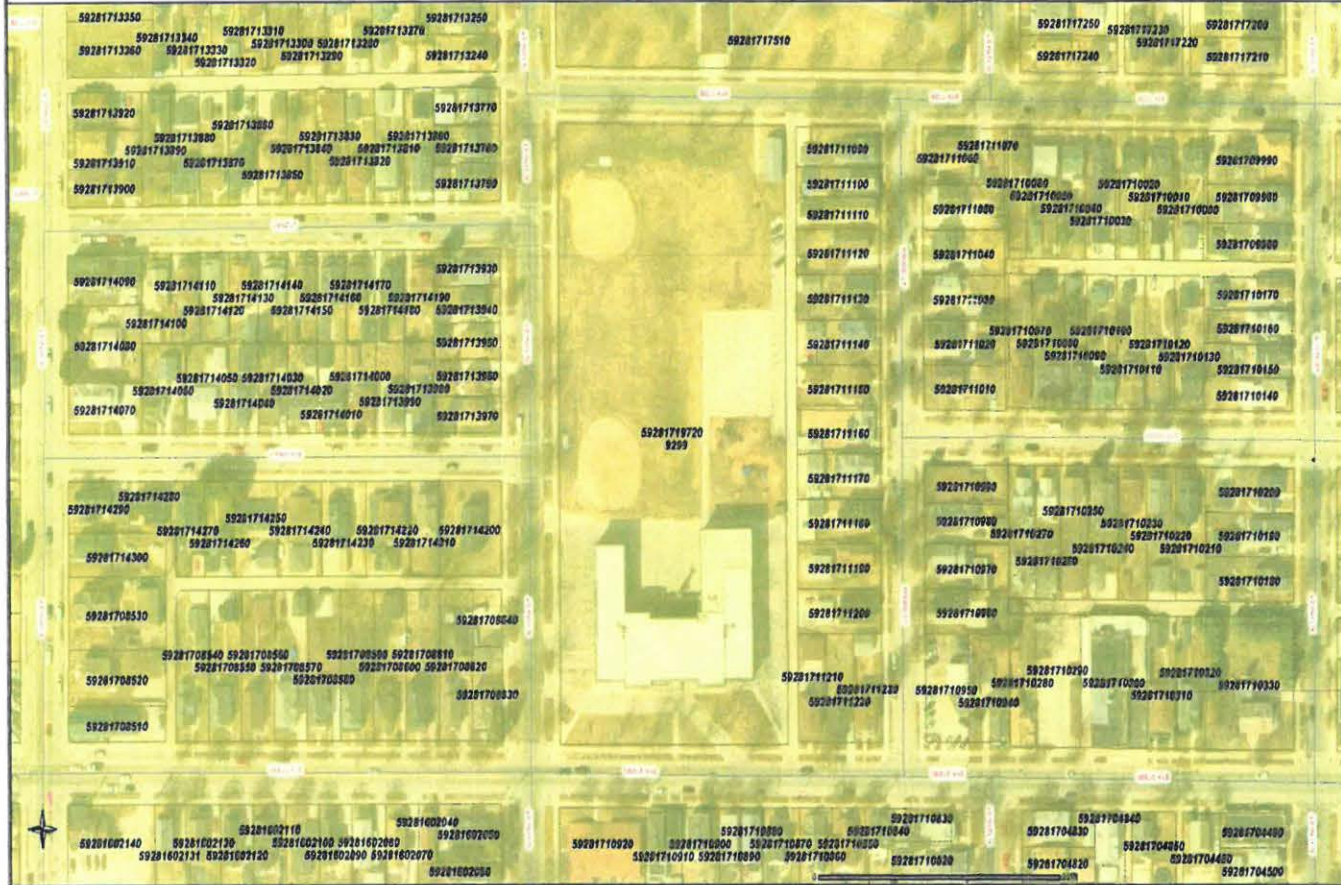


SCALE: NTS
 JUNE 9, 2014
 AUGUST 13, 2014 - REV 1

WASHINGTON ELEMENTARY SCHOOL
 1238 GEELE AVENUE
 SHEBOYGAN, WISCONSIN

GORMAN
 REAL ESTATE DEVELOPMENT
 AND MANAGEMENT
 200 N. MAIN ST.
 OREGON, WI 53575

ArcIMS HTML Viewer Map



Overview

- Roads
-  Interstate
 -  State
 -  County
 -  Local
 -  Corporate Limits

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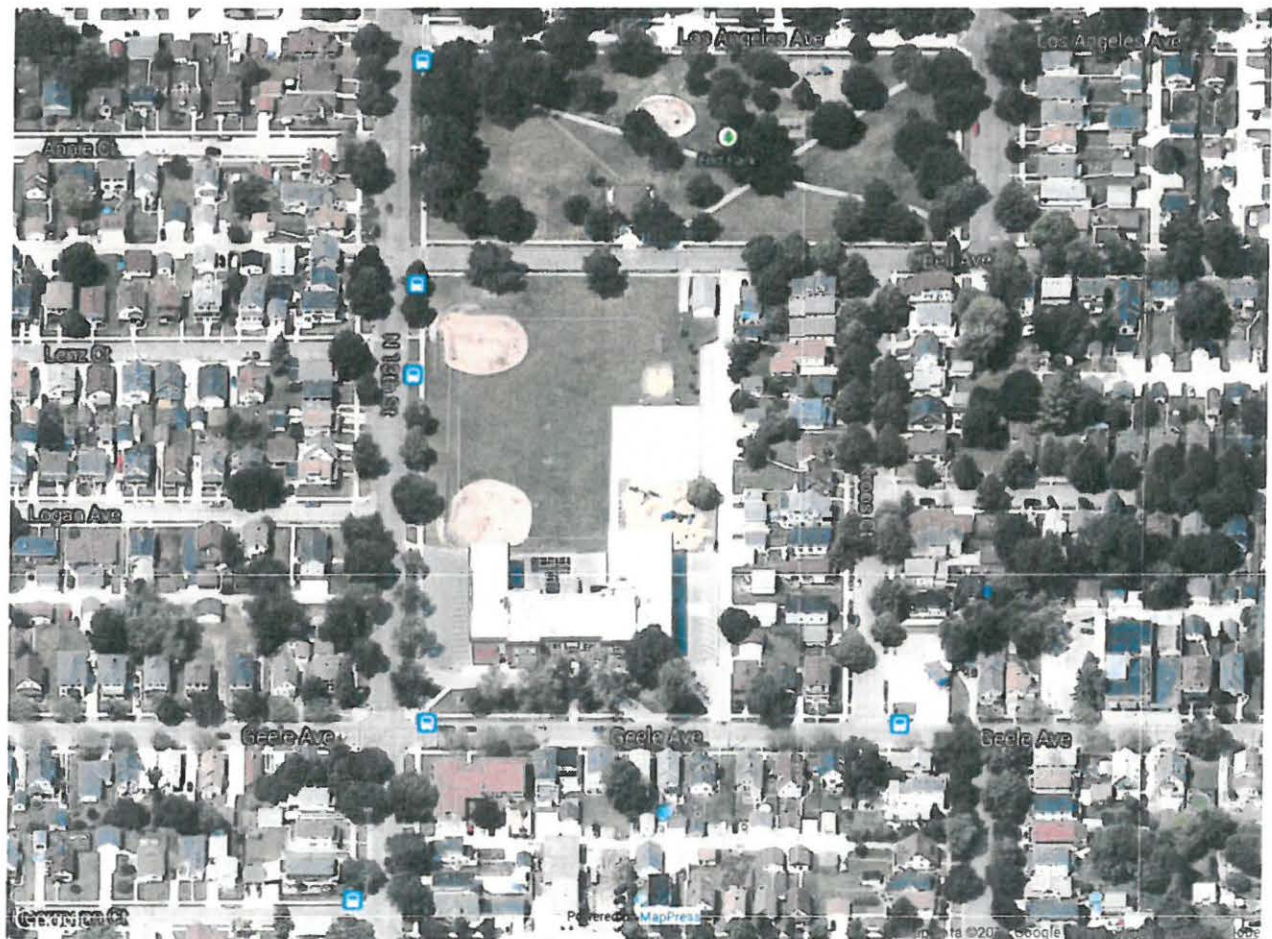
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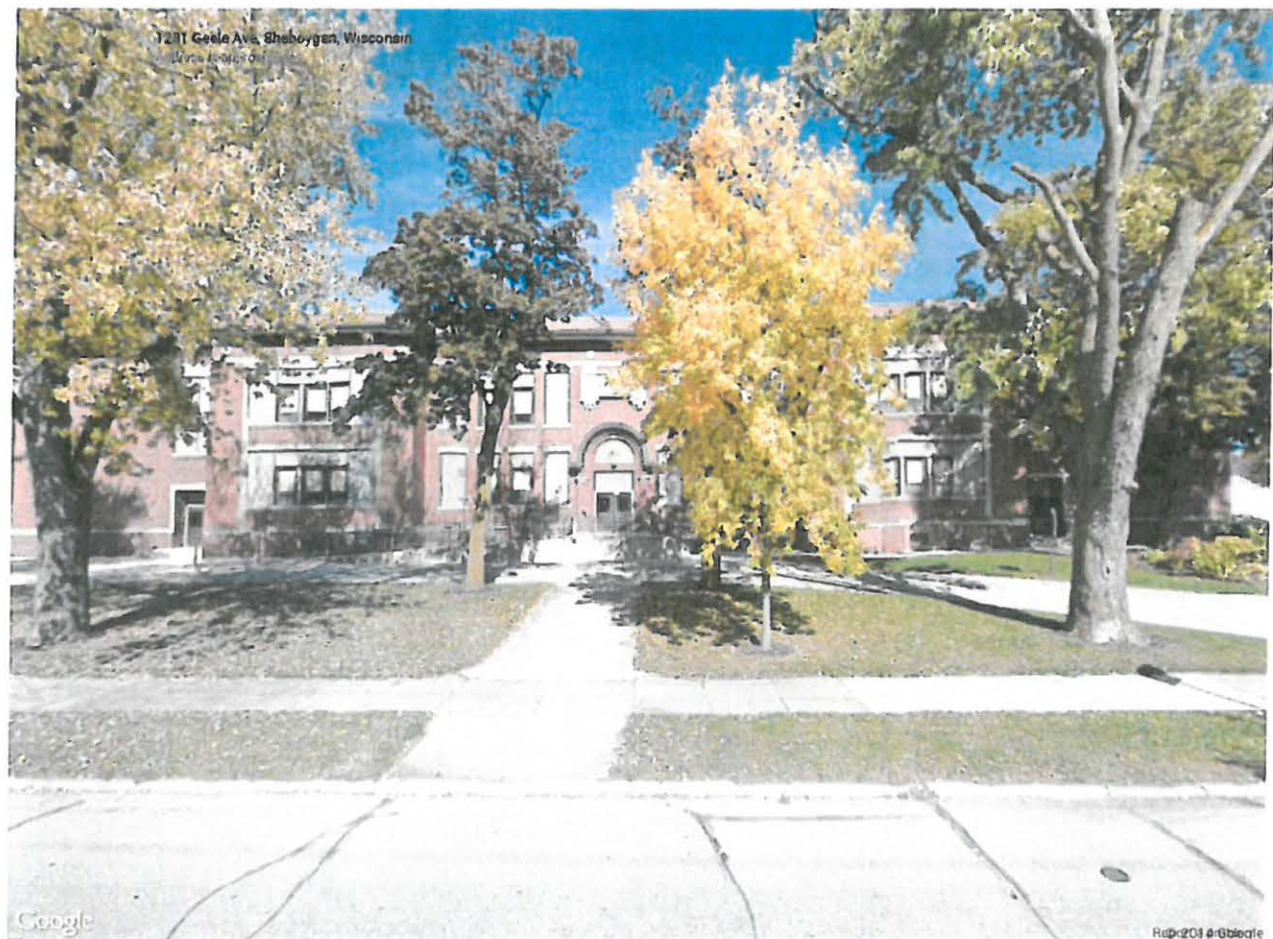
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Rep2014 06/06/14

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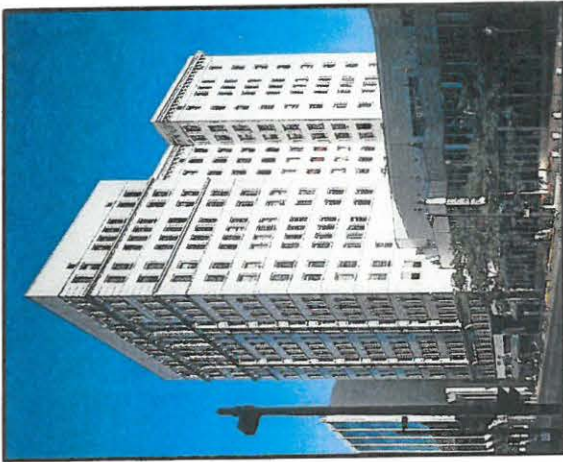
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City Map

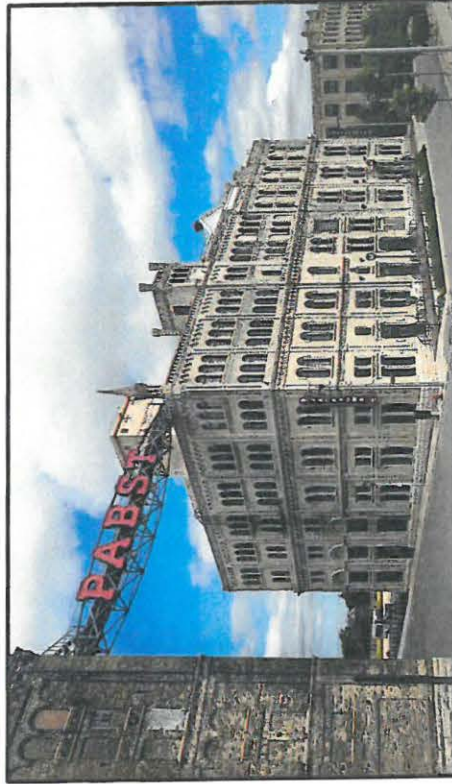
1279 Bell Ave, Sheboygan, Wisconsin
Address is approximate



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GORMAN
& COMPANY, INC.



October 30, 2014

Gorman & Company, Inc.

- Gorman & Company, Inc. was founded in 1984 with a mission of creating high quality commercial/residential developments with the goal of revitalizing communities through the use of public/private partnerships.
- Gorman works side by side with civic leaders, urban planners, preservationists, and concerned neighborhood organizations to turn historic vacant buildings into usable community assets.
- Completed over 70 projects including over 50 affordable developments in Wisconsin
- Completed 20 historic renovations to date.



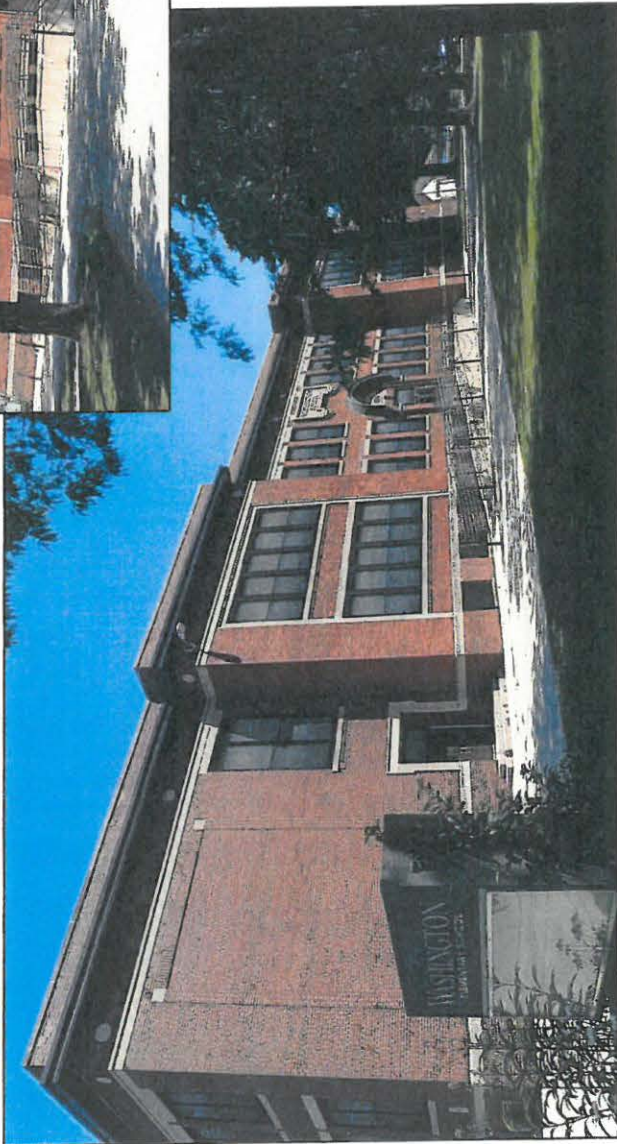
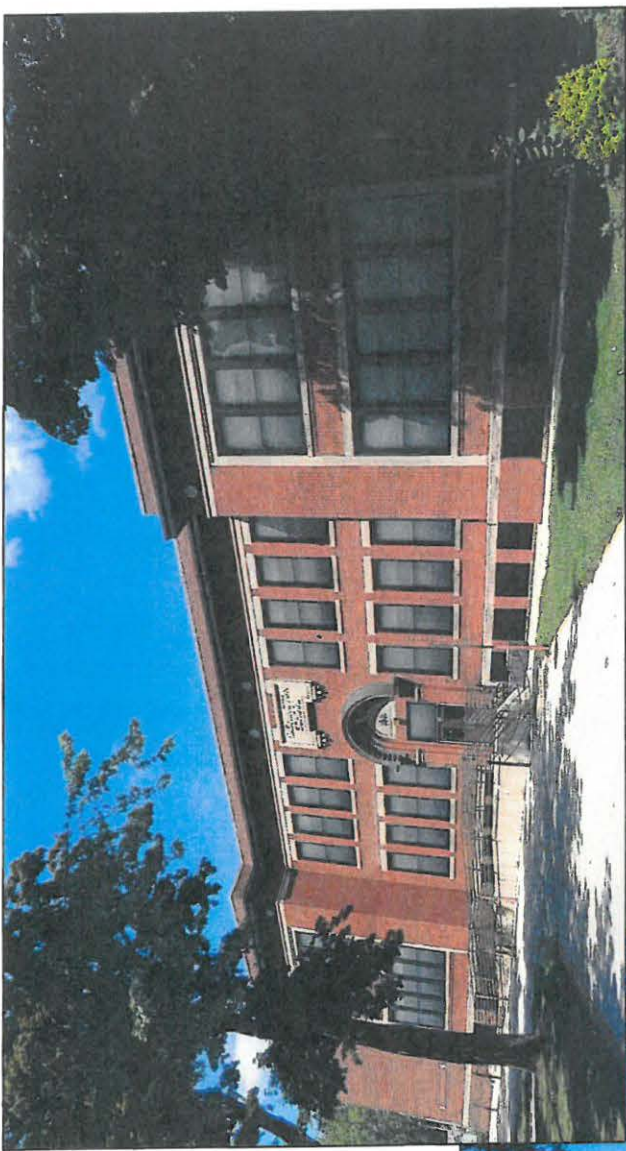
Project Completion Gorman Style

- We financially model all of our own projects.
- We do our own design of every project.
- We do our own cost estimating and we are the general contractor for every project.
- We manage our own projects that we design and build.
- We make it a priority to maximize local contractor participation.
- Ted Matkom is the one sole source contact for any issue with the project as a whole.
- We have completed 20 historic projects which have turned historic buildings into housing using historic tax credits.

Sheboygan 60% Income Levels

- \$30,000 – 49,740
- Sheboygan Occupations
 - Physical Therapist
 - Bank Teller
 - Realtor
 - Home Health Care Worker
 - Customer Service Representatives for Kohler
 - Self Employed Computer Programmer
 - Insurance Assistant
 - Medical Scribe
 - Retiree
 - Security Guard
 - Grocery Store Clerk
 - PT Pharmacist

Washington School New Renderings

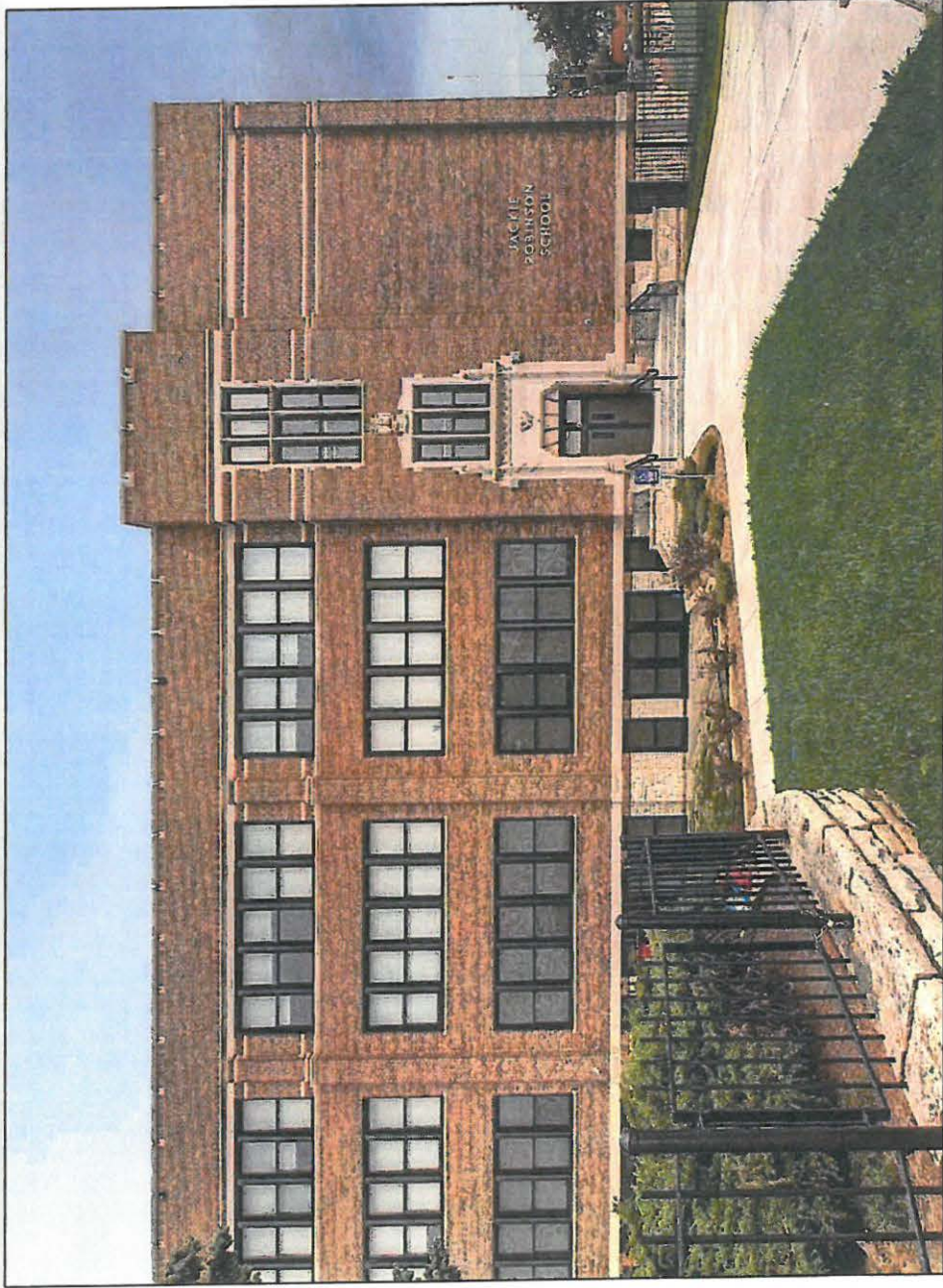


GORMAN
& COMPANY, INC.

Washington School Timeline

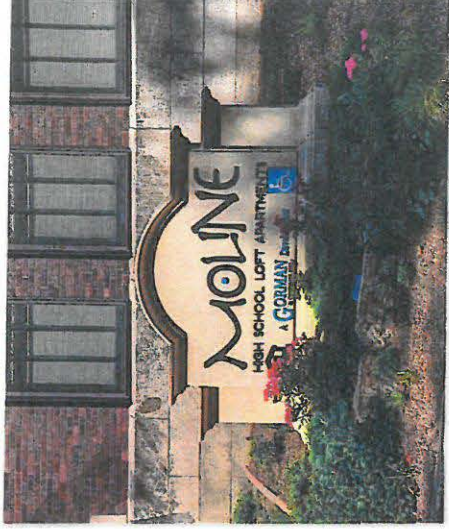
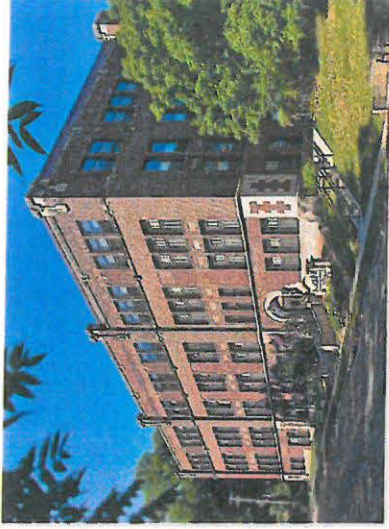
- October 28, 2014: Submit to City to commence zoning approval process
- February 2, 2015: Submit WHEDA LIHTC Application
- May 15, 2015: WHEDA Award Date
- November 1, 2015: Closing with lender and investor & Construction commencement
- October 31, 2016: Construction completion
- December 31, 2016: Lease-up completed.

Sherman Park Senior Living Community



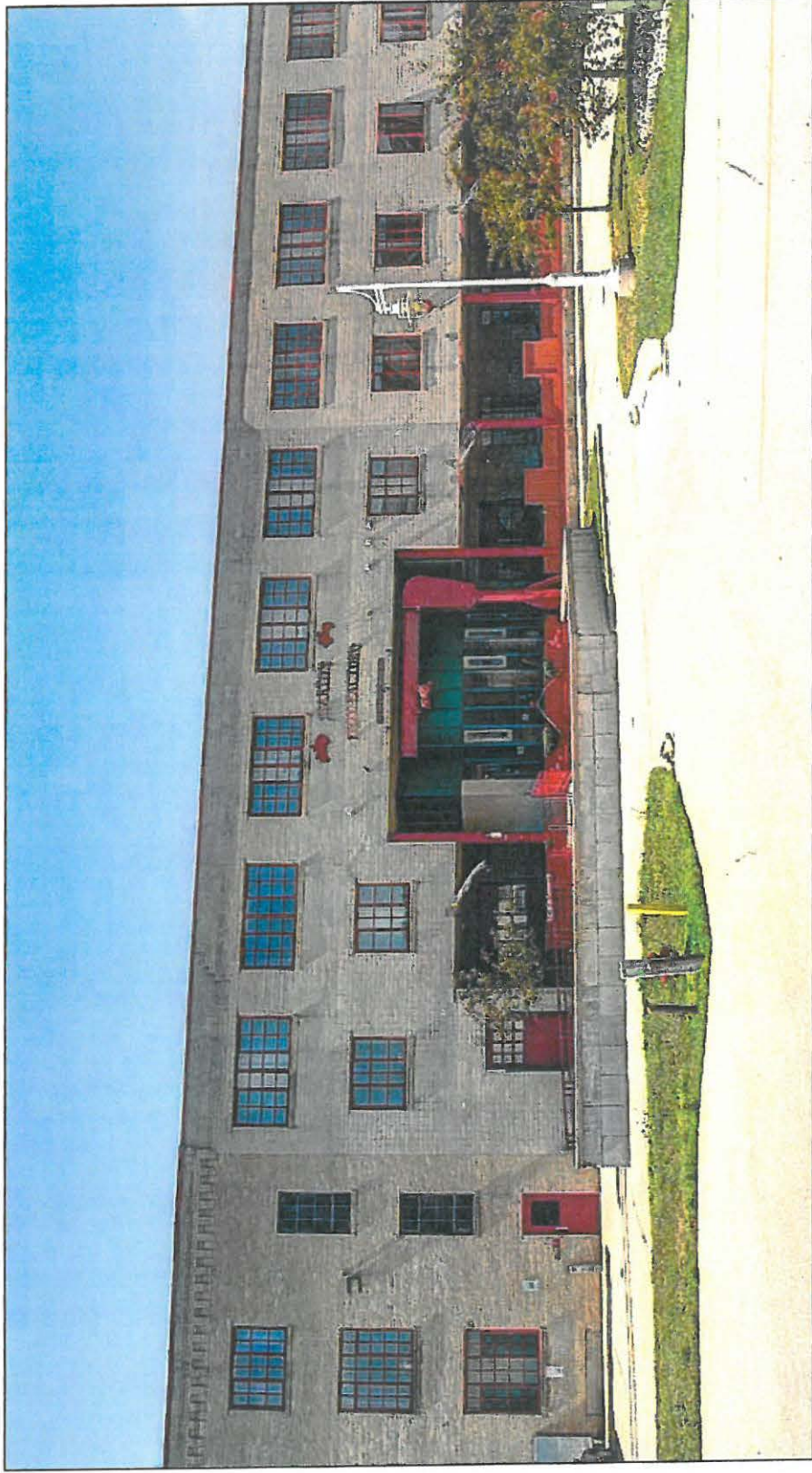
GORMAN
& COMPANY, INC.

Moline High School Lofts



GORMAN
& COMPANY, INC.

Garton Toy Factory Lofts



GORMAN
& COMPANY, INC.

Riverwalk Apartments



GORMAN
& COMPANY, INC.

Other Matters

9.2

II

R. O. No. 219 - 15 - 16. By CITY CLERK. December 7, 2015.

Submitting a communication from Ted Matkom, Wisconsin Market President, Gorman & Company, Inc., requesting the conditional use permit be extended for 1238 Geele Ave. - Washington School.

City Plan

City Clerk



200 N. Main Street • Oregon, WI 53575

P: (608) 835-3900

F: (608) 835-3922

www.GormanUSA.com

REAL ESTATE DEVELOPMENT

MILWAUKEE MIAMI PHOENIX CHICAGO DENVER

December 4, 2015

City of Sheboygan Mayor Mike Vandersteen
City of Sheboygan City Council
City of Sheboygan Plan Commission
Sheboygan City Hall
828 Center Avenue
Sheboygan, WI 53081

RE: Washington School – 1238 Geele Ave.

Dear Mayor Vandersteen, City Council & Plan Commission,

This letter will serve as our formal request for the following:

- An extension of the rezoning of the SASD Washington School Property at 1238 Geele Avenue to Urban Residential (UR-12) until September 30, 2016.
- An extension the conditional use permit by Gorman & Company to repurpose the former Washington Elementary School into a 42-Unit Apartment Building at 1238 Geele Avenue until September 30, 2016.

Please note, we intend, with the School District, to submit an additional 9% tax credit application on January 29, 2016 which will require this zoning to be extended to September 30, 2016, consistent with our site control. Please inform me as to the process necessary to achieve this extension of our zoning so that it may be completed by the January 29, 2016 application deadline (see attached letter from last year).

Sincerely,

Ted Matkom

Wisconsin Market President



December 10, 2014

Ted Matkom
Gorman & Co, Inc.
200 N. Main St.
Oregon, WI 53575

Mr. Matkom:

The City Plan Commission at their meeting of December 9, 2014, approved the Conditional Use and variance application by Gorman & Company to repurpose the former Washington Elementary School into a 42-Unit Apartment Building at 1238 Geele Avenue with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan.
3. Submittal/approval of a proposed landscape plan that provides a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan).
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. Fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance.
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties and/or streets.
8. All areas used for parking or maneuvering of vehicles shall be paved.
9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
10. Applicant shall obtain the necessary sign permits prior to installation.
11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Maximum square footage of 24sf.
12. Applicant is responsible to work with all private and public utilities in order to provide the necessary easements and/or relocate utilities as necessary.
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees etc.).
14. The Conditional use permit is approved if and only if the City of Sheboygan Department of City Development and/or Planning Commission approve the

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

- Certified Survey Map (CSM) creating the Gorman and Company Washington School parcel. No building permits shall be issued until such time as the applicant can provide documentation to City staff that the CSM has been officially recorded and that Gorman and Company is the owner of the parcel.
15. City Development staff will sign the proposed CSM if and only if the proposed CSM meets the City of Sheboygan Subdivision Ordinance and exactly matches the approved Washington School Apartment's site plan/property layout. If there are any amendments to the approved site plan and/or parcel configuration, the applicant will have to submit an amended conditional use permit for review by the City of Sheboygan Plan Commission that accurately reflects any/all changes.
 16. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve any proposed exterior renovations.
 17. Applicant shall continue to permit the City of Sheboygan to operate its emergency service system from the building/property.
 18. If there are any amendments to the approved conditional use/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Variance Granted:

- To have 23 dwelling units per acre – For converted structures, a maximum 22 units per acre.
- To have a minimum lot area of 1,867sf per unit (1.8 acres) – For converted structures, minimum lot area is 2,000sf per unit or 1.9 acres.
- To have 71 parking spaces – Minimum number of parking spaces required is 81.
- To have a zero (0) foot paving setback along the alley on the east side of the facility – minimum paved surface setback is three (3) feet.

If you have any questions concerning this matter, please do not hesitate to contact me at 920/459-3382.

Sincerely,

Steve Sokolowski
Manager of Planning and Zoning

CC: Miller Engineers & Scientists, Roger Miller, 5308 S 12th St, Sheboygan WI 53081
Sheboygan Area School District, Dave Albright, 830 Virginia Ave, Sheboygan WI 53081

III

Other Matters

9.4

Res. No. 104 15 - 16. By Alderperson Belanger. November 16, 2015.

A RESOLUTION accepting 1222 N. 10th Street for \$1.00 for rehabilitation and re-sale from the Jack Schumacher Trust.

WHEREAS, the City of Sheboygan has funds available through the Community Development Block Grant Program Housing Rehabilitation Program to renovate the property;

WHEREAS, City staff has toured the property and recommends accepting the donation;

WHEREAS, the purpose of accepting the donation would be to renovate and sell to an owner-occupied family in conjunction with our neighborhood revitalization efforts to be bring more stability to neighborhoods.

RESOLVED: That the Mayor and City Clerk are authorized to sign all documents necessary to transfer this property to the City of Sheboygan.

City Plan

John R. [Signature]

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____, _____, City Clerk

Approved _____ 20____, _____, Mayor

Pelishek, Chad

From: JEAN HATFIELD <jjonboard@bellsouth.net>
Sent: Friday, November 13, 2015 10:52 AM
To: Pelishek, Chad
Subject: 1222 N. 10th St. building

Dear Mr. Pelishek,

Thank you for your information on transferring this property to Sheboygan.

This property was left to my mentally disabled brother, Jack Schumacher, in a trust. I am the Trustee. We live at 318 Southgate Drive, Locust Grove, GA 30248.

I am unable to properly maintain this property from Atlanta and would like to sell it to the City of Sheboygan for \$1. I understand you have a procedure to follow so please let me know if I can provide any more information toward that end. Thank you again for your help. I'll wait to eventually hear from you.

Very sincerely,

Jeannie Hatfield
770-898-3505
jjonboard@bellsouth.net

